

DATE: [Current Date]

TO TENANT(S): [Tenant Names]

ADDRESS: [Rental Property Address]

RE: NOTICE TO CURE OR QUIT - LEASE VIOLATION

Dear [Tenant Names],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at [Property Address].

Specifically, you are in violation of Section [Section Number] of your lease, which prohibits the keeping of pets on the premises without prior written consent from the landlord. It has been observed that an unauthorized pet is currently being kept at the property.

To remedy this violation, you must perform one of the following actions within [Number of Days, e.g., 3 or 7] days of receiving this notice:

- Permanently remove the unauthorized pet from the premises.
- Vacate the premises and return all keys to the landlord.

Failure to comply with this notice by [Deadline Date] will result in the commencement of legal eviction proceedings to regain possession of the property and may include a claim for legal fees and court costs.

Please contact me immediately at [Your Phone Number] to confirm that the pet has been removed or to discuss your move-out timeline.

Sincerely,

[Your Signature]

[Your Printed Name]

[Landlord/Property Manager Title]