

**DATE:** [Date]

**FROM:**

[Landlord/Property Manager Name]

[Address]

[City, State, Zip Code]

**TO:**

[Tenant Name]

[Address]

[City, State, Zip Code]

**RE: NOTICE OF LEASE CANCELLATION DUE TO LEASE VIOLATION**

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement dated [Lease Start Date] for the property located at [Property Address] is being cancelled effective [Move-Out Date].

This action is being taken due to a material violation of your lease agreement, specifically the presence of unpermitted animals on the premises. Per Section [Insert Section Number] of your lease agreement, pets and/or animals are strictly prohibited without prior written consent from the landlord.

It has been confirmed that you are currently keeping the following unpermitted animal(s) on the property: [Description of Animal/Pet].

Because this constitutes a breach of contract, you are required to vacate the premises and return all keys no later than [Time] on [Move-Out Date].

Prior to your departure, a move-out inspection will be conducted. You are expected to leave the property in a clean condition, free of all personal belongings and any damage or odors caused by the unauthorized animal(s). Failure to vacate by the specified date will result in legal eviction proceedings.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]