

Date: [Date]

To: [Tenant Name(s)]

Property Address: [Full Property Address]

RE: NOTICE TO VACATE FOR LEASE VIOLATION

Dear [Tenant Name],

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

The specific violation is as follows:

[Description of violation: e.g., Keeping an unauthorized animal on the premises / Failure to clean up pet waste / Excessive noise from pet / Keeping a prohibited breed.]

Under the terms of your lease, specifically Section [Section Number], this violation constitutes a breach of your rental agreement. Due to this breach, you are hereby required to:

[Option A: Cure or Quit]

Permanently remove the animal from the premises within [Number] days of receiving this notice. If the violation is not corrected by [Date], your lease will be terminated and you must vacate the property.

[Option B: Unconditional Notice to Vacate]

Vacate the premises and return all keys to the landlord no later than [Date/Time], as this violation is considered non-curable or a repeated offense.

Failure to comply with this notice will result in the commencement of legal proceedings for eviction and possession of the property. You will be responsible for all court costs and legal fees associated with this action as permitted by law.

Please contact [Landlord/Property Manager Name] at [Phone Number] immediately to confirm your intent to comply.

Sincerely,

[Landlord Signature]

[Landlord/Management Name]

[Contact Address]