

## **FINAL NOTICE TO VACATE PRIOR TO EVICTION PROCEEDINGS**

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

City, State, Zip: [City, State, Zip]

### **RE: TERMINATION OF LEASE FOR FAILURE TO MAINTAIN UTILITIES**

Dear [Tenant Name],

This letter serves as formal and final notice that you are in material breach of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

Specifically, you have failed to maintain essential utility services, including: [List Utilities, e.g., Water, Electricity, Gas]. Per the terms of your lease, the Tenant is required to keep all utilities active and paid in full to prevent damage to the property and ensure sanitary living conditions.

Due to this ongoing violation, your right to occupy the premises is hereby terminated. You are required to vacate the property and return all keys no later than [Time] on [Date].

Failure to vacate the premises by the aforementioned date will result in the immediate commencement of legal eviction proceedings. Please be advised that an eviction filing may result in additional court costs, attorney fees, and a negative impact on your credit and rental history.

Please remove all personal belongings and ensure the property is left in a clean condition. If you have questions regarding this notice, you may contact the undersigned immediately.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]