

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

Date: [Insert Date]

To: [Tenant Name(s)]

And all other occupants in possession of:

[Full Property Address]

### **RE: NOTICE OF TERMINATION OF LEASE DUE TO ILLEGAL ACTIVITY**

Dear [Tenant Name],

This letter serves as formal and final notice that your tenancy and lease agreement for the property located at [Property Address] is hereby terminated effectively immediately.

This action is being taken due to documented illegal activity occurring on the premises, specifically: [Provide brief description of illegal activity, e.g., drug-related activity, unauthorized weapon possession, or violent acts].

This conduct constitutes a material and non-remediable breach of your lease agreement and a violation of local and state laws. Under the terms of your lease and applicable statutes, the landlord is not required to provide an opportunity to cure this violation.

#### **VACATE REQUIREMENT:**

You, and all occupants, are required to vacate the premises and return all keys to the landlord by no later than [Insert Time] on [Insert Date].

#### **LEGAL ACTION:**

Failure to surrender possession of the property by the date and time specified above will result in the immediate filing of an unlawful detainer (eviction) lawsuit against you. This legal action will seek:

- A court order for your physical removal from the property.
- Recovery of unpaid rent and damages.
- Recovery of all legal fees and court costs.

The authorities have been/may be notified regarding the illegal activity conducted on the property.

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Contact Phone Number]

[Address for Delivery of Possession]