

DATE: [Current Date]

TO TENANT(S): [Names of All Adult Tenants]

ADDRESS: [Rental Property Address, Unit Number, City, State, Zip Code]

SUBJECT: FINAL NOTICE TO VACATE PRIOR TO EVICTION PROCEEDINGS

Dear [Tenant Names],

This letter serves as formal and final notice that you are in material breach of your residential lease agreement dated [Lease Start Date] due to the possession of an unauthorized pet on the premises.

On [Date of Previous Warning/Notice], you were issued a formal notice to cure this violation by removing the unauthorized animal, described as: [Description of Pet]. As of the date of this letter, the animal remains on the property in direct violation of the "No Pets" policy or the pet registration requirements set forth in your lease.

DEMAND TO VACATE:

Because you have failed to remedy this breach within the allotted time frame, your right to occupy the premises is hereby terminated. You are required to vacate the property and return all keys to the landlord no later than [Time] on [Date].

CONSEQUENCE OF NON-COMPLIANCE:

If you fail to vacate the premises by the date specified above, the landlord will immediately commence formal eviction proceedings in the [Name of Local Court] to regain possession of the property. This legal action may result in a court judgment against you for:

- Immediate physical removal by law enforcement.
- Unpaid rent and holdover damages.
- Court costs and legal fees.
- Damage to your credit rating and rental history.

Please govern yourself accordingly.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

I, the undersigned, certify that I served a copy of this notice on [Date] by:

[] Personal Delivery

Posting on the main entry door

Certified Mail (Tracking #: _____)