

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

Date: [Date]

To: [Name of Primary Tenant]  
And all other occupants at:  
[Full Property Address]

### **RE: TERMINATION OF LEASE FOR UNAUTHORIZED SUBLETTING**

Dear [Tenant Name],

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

Specifically, you have violated the terms of your lease by subletting the premises to unauthorized individuals without the written consent of the Landlord. This constitutes a non-curable breach of your rental agreement.

#### **Demand to Vacate:**

You, and all unauthorized occupants currently residing in the unit, are hereby required to vacate the premises and return all keys to the Landlord no later than [Time] on [Date].

#### **Consequences of Non-Compliance:**

If you fail to vacate the premises by the date and time specified above, legal proceedings will be initiated immediately to recover possession of the property, seek past-due rent, and claim damages. Please be advised that an eviction filing becomes a matter of public record and may negatively impact your credit and future ability to rent housing.

Additionally, the Landlord will seek to recover all legal costs, process server fees, and attorney fees incurred as a result of this action, as permitted by law and the terms of your lease.

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Name]  
[Contact Phone Number]  
[Contact Email Address]