

**DATE:** [Current Date]

**PROPERTY ADDRESS:** [Full Property Address and Unit Number]

**TENANT NAME(S):** [All Names Listed on Lease]

**RE: NOTICE TO CURE OR QUIT - LEASE VIOLATION (OVERCROWDING)**

Dear [Tenant Last Name],

This formal letter serves as official notice that you are currently in violation of your residential lease agreement and local occupancy standards regarding the maximum number of occupants permitted to reside at the premises located at [Property Address].

**Nature of Violation:**

According to Section [Insert Section Number] of your signed lease agreement and [City/State] housing codes, the maximum occupancy for this unit is limited to [Number] persons. It has been documented that [Number] persons are currently residing in the unit, which constitutes a material breach of your rental contract and a violation of health and safety regulations.

**Required Action:**

You are hereby required to remedy this violation by ensuring that all unauthorized occupants vacate the premises and that the total number of residents returns to the legal limit. This action must be completed within [Number] days from the receipt of this notice, no later than [Deadline Date].

**Consequences of Non-Compliance:**

Failure to comply with this demand and reduce the occupancy to permitted levels by the date specified above will result in the immediate termination of your lease agreement. Management will proceed with legal eviction proceedings to regain possession of the property, which may include claims for legal fees and court costs.

Please contact the Property Management office immediately at [Phone Number] or [Email Address] to confirm that the unauthorized occupants have vacated or to discuss your plans for compliance.

Sincerely,

[Authorized Signature]

[Printed Name]

[Title/Property Management Company Name]

[Phone Number]