Date: [Current Date]

To Tenant(s): [All Tenant Names]
Property Address: [Full Property Address]

RE: THIRTY (30) DAY NOTICE TO VACATE FOR LEASE VIOLATION

Dear [Tenant Names],

You are hereby notified that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

The specific violation is a breach of the **Occupancy Limit**. According to your lease agreement and/or local housing ordinances, the maximum number of occupants permitted to reside in this unit is [Number] people. It has been determined that [Number] people are currently residing at the premises, which constitutes a material breach of your rental contract.

Because of this violation, your tenancy is being terminated. You are required to vacate the premises and deliver possession of the property to the landlord within thirty (30) days from the date this notice is served.

Your move-out date is: [Date 30 Days from Service]

Prior to your departure, you must:

- Remove all personal property and debris.
- Clean the premises thoroughly.
- Return all keys and access devices to the landlord.
- Provide a forwarding address for the return of any security deposit (less lawful deductions).

Failure to vacate the premises by the date specified above will result in legal action to recover possession of the property, which may include an eviction lawsuit, court costs, and legal fees.

Sincerely,

[Landlord or Property Manager Name]
[Phone Number]
[Email Address]