

NOTICE TO VACATE FOR NON-CURABLE BREACH OF LEASE

Date: [Date of Notice]

To Tenant(s): [Names of all Adult Occupants]

And all other occupants in possession of the premises located at:

[Full Property Address]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the Landlord/Owner within [Number of Days, e.g., 3 or 7] days from the date this notice was served.

REASON FOR TERMINATION:

This notice is based on a severe and non-curable occupancy breach of your residential lease agreement. Specifically, you have violated the following terms:

[Insert specific clause from lease agreement, e.g., Section 12: Occupancy Limits]

DESCRIPTION OF VIOLATION:

[Provide detailed description of the breach, such as: "Illegal subletting of the premises without consent," "Presence of unauthorized occupants exceeding the maximum legal occupancy limit," or "Severe overcrowding posing a health and safety hazard."]

UNCONDITIONAL NOTICE:

Because this breach is considered a substantial and incurable violation of the rental agreement [and/or state law], you are **NOT** being given the opportunity to cure this violation. Failure to vacate the premises by [Date] at [Time] will result in the immediate commencement of legal eviction proceedings against you.

Any rent accepted after the service of this notice shall be for "use and occupancy" only and does not waive the Landlord's right to proceed with the termination of your tenancy.

Respectfully,

[Landlord/Property Manager Name]

[Address]

[Phone Number]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.

- Leaving a copy with a person of suitable age and discretion at the residence and mailing a copy via first class mail.
- Posting a copy in a conspicuous place on the property and mailing a copy via certified mail.

Signed by: _____