

**DATE:** [Date]

**TO:** [Tenant Name]

**ADDRESS:** [Rental Property Address]

**RE: FINAL WARNING - NOTICE OF LEASE VIOLATION REGARDING UTILITIES**

Dear [Tenant Name],

This letter serves as a formal and final warning regarding the utility services at the property located at [Rental Property Address].

According to our records and/or notification from the utility provider, the following utility services have been disconnected or are scheduled for shut-off due to non-payment: **[List Utilities, e.g., Electricity, Water, Gas]**.

Pursuant to Section [Number] of your Lease Agreement, you are required to maintain active utility services at all times. Allowing utilities to be shut off is a material breach of your lease because it creates a safety hazard and risks significant damage to the property (including, but not limited to, pipe damage, mold growth, and lack of sanitation).

**ACTION REQUIRED:**

You must provide proof that all utility services have been restored and remain in your name no later than [Time] on [Date]. Proof must be submitted to the Management Office via [Email/Phone/In-Person].

**FAILURE TO COMPLY:**

Failure to restore these services by the deadline stated above will result in the immediate issuance of a formal **Notice to Vacate** and the commencement of eviction proceedings. Additionally, any costs incurred by the Landlord to protect the property due to this shut-off will be charged to your account.

Please treat this matter with the utmost urgency.

Sincerely,

[Your Name/Property Manager Name]

[Company Name]

[Phone Number]