

NOTICE OF LEASE VIOLATION / NOTICE TO CURE

Date: [Date]

To: [Tenant Name(s)]

Address: [Property Address]

Subject: Failure to Maintain Essential Utilities

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] for the premises located at the address above.

According to Section [Section Number] of your lease, you are required to maintain and pay for the following utility services: [List utilities, e.g., Electricity, Water, Gas].

It has come to my attention that the [Specific Utility Name] service has been disconnected or is currently delinquent. Failure to maintain utilities is a material breach of your lease agreement and creates a potential health and safety hazard for the property.

Required Action:

You are hereby required to restore [Specific Utility Name] service and provide proof of restoration to the management office no later than [Number of Days] days from the date of this notice.

Consequences:

Failure to cure this violation within the timeframe specified above will result in further legal action, which may include the termination of your tenancy and the filing of an eviction lawsuit (Unlawful Detainer) to regain possession of the property.

Please contact [Name/Office] at [Phone Number] immediately to confirm that this matter is being resolved.

Sincerely,

[Your Name/Landlord Name]

[Your Phone Number]

[Your Email Address]