

Date: [Insert Date]

To: [Tenant Name]

Property Address: [Insert Property Address]

RE: NOTICE TO TERMINATE LEASE DUE TO LEASE VIOLATION

Dear [Tenant Name],

This letter serves as formal notice that your lease agreement dated [Lease Start Date] is being terminated. This action is being taken because you have breached the terms of your lease regarding the prohibition of unauthorized pets.

On [Date of Discovery], it was observed that an unauthorized pet, described as a [Description of Pet], is being kept on the premises. This is a direct violation of Section [Insert Section Number] of your lease agreement, which states: [Insert Quote from Lease regarding pets].

Previous notices regarding this violation were provided to you on [Date of Previous Notice, if applicable], yet the pet remains on the property.

As a result of this lease violation, you are required to vacate the premises and return all keys no later than [Move-Out Date/Time].

Upon your departure, the premises will be inspected for damages. Please ensure the property is clean and all personal belongings are removed to avoid additional charges against your security deposit. Your security deposit will be handled in accordance with state law and the terms of your lease.

If you fail to vacate the property by the date specified above, legal action will be initiated to regain possession of the premises.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]