

## NOTICE TO CURE OR QUIT

Date: [Date]

To Tenant(s): [Tenant Names]

Rental Address: [Full Address of Property]

**PLEASE TAKE NOTICE** that you are in violation of your residential lease agreement dated [Lease Start Date] for the property listed above.

**VIOLATION:** It has been determined that you are keeping an unauthorized pet at the premises, specifically a [Description of Pet, e.g., Brown Dog]. This is a direct violation of Section [Number] of your lease agreement, which prohibits pets or requires written consent from the landlord prior to bringing a pet onto the property.

**REQUIRED ACTION:** To cure this violation, you must remove the unauthorized pet from the premises permanently within [Number of Days] days of receiving this notice. The deadline for compliance is [Date].

**CONSEQUENCES:** If you fail to remove the pet by the date specified above, your lease will be terminated and legal proceedings for eviction will commence to regain possession of the property. You will also be responsible for any legal fees and costs associated with the eviction process.

Please contact the undersigned immediately to confirm that the pet has been removed or to schedule an inspection.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

**Proof of Service:**

This notice was served to the tenant on [Date] via:

- Personal Delivery
- Certified Mail
- Posted on Premises