

NOTICE TO QUIT

Termination of Tenancy for Illegal Activity

Date of Notice: _____

To (Tenant[s]): _____, and all other occupants

Rental Property: _____

City, State, ZIP: _____, _____

From (Landlord / Property Manager): _____

Mailing address: _____

Phone: _____ · Email: _____

Lease / Rental Agreement Dated (if any): _____

Dear _____:

PLEASE TAKE NOTICE that your tenancy of the Rental Property is terminated because of illegal activity on or near the Rental Property, as described below. This activity violates your rental agreement and the law. You must vacate the Rental Property and return possession to the Landlord within _____ days after service of this notice, on or before _____.

Provisions violated (lease section and statute, if cited): _____

Grounds

The illegal activity involved the following (check all that apply):

- ☐ Manufacture, sale, distribution or possession of illegal drugs or controlled substances.
- ☐ Violent or threatening conduct toward other tenants, neighbors, staff or the Landlord.
- ☐ Illegal use or possession of weapons.
- ☐ Damage to property amounting to a crime.
- ☐ Other criminal activity: _____

The activity was committed by ☐ a tenant ☐ a household member ☐ a guest or invitee of the tenant.

Details of the Incident(s)

Date	Time	Description of activity and location

Supporting information (police report, arrest or citation numbers, witness statements):

Opportunity to Cure

- ☐ Because this breach involves illegal activity, it cannot be cured. This notice does not give you the option to stay by correcting the violation.
- ☐ You may remain in the Rental Property only if, within _____ days after service of this notice, the activity stops and _____. If you do not, you must vacate by the date stated above.

If you do not vacate by the date stated above, the Landlord may file an eviction lawsuit to recover possession of the Rental Property, together with any rent, damages, attorney's fees and court costs allowed by your rental agreement and the law. Only a court can order you removed. The Landlord will not change the locks, remove your belongings, or shut off utilities to force you to leave.

Rent and other charges remain due through the date you vacate. Your security deposit will be handled as required by _____ law. Any rent accepted after this notice is accepted without waiving the Landlord's right to terminate your tenancy, except where the law provides otherwise.

Sincerely,

Landlord / Authorized Agent Signature

Printed name and title: _____

Date: _____

CERTIFICATE / PROOF OF SERVICE

I declare that I served this Notice to Quit on the tenant(s) named above as follows (check one):

- ☐ **Personal delivery:** handed to the tenant in person.
- ☐ **Substituted service:** left with a person of suitable age and discretion at the property, and a copy mailed to the tenant at the property.
- ☐ **Posting and mailing:** posted in a conspicuous place at the property, and a copy mailed to the tenant at the property.
- ☐ **Certified mail,** return receipt requested. Tracking no.: _____
- ☐ **Other method** allowed by state law or the rental agreement: _____

Detail	Entry
Served on (tenant name)	
Date served	
Time served	
Address where served	
Served by (printed name)	

I declare under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct.

Signature of Person Serving Notice

Date: _____