

ILLEGAL ACTIVITY EVICTION NOTICE

State of [STATE] Date of Notice:

TO: [ALL TENANT NAME S ON THE], and all other persons in possession **PROPERTY ADDRESS:**
[RENTAL PROPERTY ADDRESS INCLUDING UNIT NUMBER]

FROM: [LANDLORD S NAME OR MANAGEMENT COMPANY] [LANDLORD S ADDRESS]

Notice to Quit — Illegal Activity

PLEASE TAKE NOTICE that you are currently in possession of the above-described premises (the "Premises") under a lease or rental agreement dated **** (the "Rental Agreement") between you and the undersigned Landlord.

You are hereby notified that the following illegal activity has been observed at, on, or about the Premises, in violation of the Rental Agreement and applicable state, local, and/or federal law:

| *[DESCRIBE THE ILLEGAL ACTIVITY]*

Such conduct constitutes a material and incurable breach of the Rental Agreement and, where applicable, a nuisance and a violation of law. Under the Rental Agreement and applicable state law, **no opportunity to cure is given** for illegal activity, including but not limited to the manufacture, distribution, or use of controlled substances; acts of violence; threats against persons or property; weapons violations; or criminal activity that threatens the health, safety, or peaceful enjoyment of other residents, Landlord's employees or agents, or persons in the vicinity of the Premises.

YOU ARE HEREBY REQUIRED to quit the Premises and deliver up possession of the same to the Landlord within **3 calendar days** after service of this Notice.

Failure to vacate the Premises within the stated period will result in the institution of legal proceedings to recover possession, damages, and — where permitted by law — attorney's fees and costs. Landlord reserves the right to report the conduct described above to appropriate law-enforcement authorities and to cooperate in any criminal investigation or prosecution.

Landlord's Reservation of Rights

THE LANDLORD RESERVES ALL RIGHTS AND REMEDIES PROVIDED UNDER THE RENTAL AGREEMENT AND UNDER APPLICABLE LAWS OF THE STATE OF [STATE].

Federal Notice Advisory: For federally assisted housing, additional notice and grievance procedures may apply under HUD regulations; however, federal law generally authorizes expedited termination for drug-related and violent criminal activity under 42 U.S.C. §1437d(l)(6) and 24 C.F.R. Part 966.

Signature

Executed on .

Landlord

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

Proof of Service / Declaration of Service

State of [STATE]

I, [NAME OF PERSON SERVING THE NOTICE], declare under penalty of perjury under the laws of the State of [STATE] that I am over the age of eighteen (18), am not a party to this matter, and that on ****, I served the above Notice on the Tenant(s) named above, at the Property Address listed above, by the following method:

- **Personal delivery** — I handed the Notice directly to the Tenant in person.
- Substituted service.
- Posting and mailing.
- Certified mail.

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

Server

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE