

NON-COMPLIANCE NOTICE TO QUIT **SAMPLE**

ATTN: **John and Jane Smith** and all residents in possession and all others in possession:

The premises herein referred to is located at the Street Address of **123 Main St.** City of **Appleville**, County of **Orange**, State of **California**, Zip Code **92868**.

In accordance with the lease agreement signed on **August 1st, 2019**, and the laws in the State of **California** that **WITHIN THREE (3) DAYS** after service on you of this notice, you are hereby required to remedy the following lease violation.

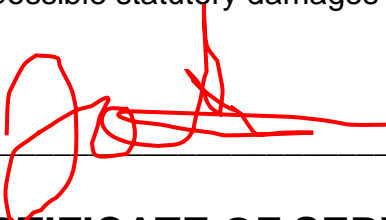
LEASE VIOLATION

The Tenant has a pet living on the premises.

Such acts are in non-compliance with your lease agreement. You shall notify the landlord within the notice period that the violation has been cured or quit and deliver the possession of the premises.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described premises and if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____



CERTIFICATE OF SERVICE

I certify that on the **14th day of January, 2020**, I served this notice to **Jane Smith** by:
(check one)

- Delivering it personally to the person in possession.
- Delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- First-class mail addressed to the person in possession.

Signature _____

