

**NOTICE OF IMMEDIATE TERMINATION OF RENTAL AGREEMENT FOR  
MATERIAL AND IRREPARABLE BREACH**

TO: [Name of Tenant]  
[address of tenant]

DATE: [date]

**NOTICE TO TENANT**

You are in violation of the Landlord and Tenant Act.  
The specific act(s) [redacted] *delete the rest*

- (a) Illegality
- (b) Prohibited use
- (c) Criminal activity
- (d) Infestation
- (e) Accumulation of refuse
- (f) Assignment
- (g) Threat to health, safety and welfare
- (h) Unlawful giving of a controlled substance
- (i) A breach of health, safety and welfare of the premises, including imminent or actual damage to the premises or the health, safety and welfare of the occupants
- (j) Other

**YOU ARE HEREBY INSTRUCTED TO VACATE THE PREMISES IMMEDIATELY.**

Concurrently herewith, you are instructed to vacate the premises, pursuant to the provisions of the Landlord and Tenant Act, and to cover possession of the premises.

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Name of Landlord City, State, Zip

### CERTIFICATE OF DELIVERY

I, \_\_\_\_\_ [insert date]  
delivered a \_\_\_\_\_ document to

[check the appropriate box]

\_\_\_\_ Personal Service

\_\_\_\_ Mailing a \_\_\_\_\_ prepaid, return receipt  
requested, to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

CERTIFIED THIS \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

*If Personal Service is not obtained.*

I, \_\_\_\_\_ [print name], hereby  
acknowledge receipt of \_\_\_\_\_.

DATED this \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name