

Lease Violation Notice (Notice to Cure or Quit)

A fillable warning notice for a curable, non-rent lease breach, with the verified state cure-period table

Use this notice when a tenant breaks a lease term that is not about rent and the breach can be fixed: an unauthorized pet or occupant, parking or storage violations, cleanliness problems, unapproved subletting. Quote the exact lease clause, describe the conduct with dates, set the cure deadline as a calendar date that matches your state's period in the table below, and serve it by your state's method with proof. This notice is not a rent demand. Full walkthrough, the fair-housing check, and official sources: clearlegaltips.com/lease-violation-notice-template/

NOTICE OF LEASE VIOLATION (NOTICE TO CURE OR QUIT)

1. Parties and Premises

Date of this notice: _____

Tenant name(s), all adults on the lease: _____

Rental property address, including unit: _____

Landlord / owner name: _____

Landlord contact for questions or proof of cure (address and phone): _____

2. The Lease and the Clause Violated

Lease type and date (written / oral, dated): _____

Lease section number violated: _____

Exact text of the clause, quoted word for word from the lease: _____

3. Description of the Violation

Describe the specific conduct in plain, dated terms. State what was observed, on which dates, and how it continues. Three dated observations read as a record; an undated complaint reads as a mood.

Date(s) the violation was observed: _____

Description of the conduct (specific, factual, no legal conclusions): _____

How the conduct violates the quoted clause: _____

4. What Cure Means

State the correction so completely that compliance can be checked. Name the action, any proof required, and the condition the premises or conduct must reach.

The specific correction required to cure this violation: _____

Proof of cure required, if any (written confirmation, receipt, inspection): _____

5. Cure Deadline

Write the deadline as a calendar date, not a day count. Count the days under your state's statute from the table below, mind whether weekends or court days are excluded, and when the count is close, add a day.

Cure deadline (specific calendar date): _____

Number of days from service, per state statute (cite it, e.g. Fla. Stat. 83.56(2)(b)): _____

6. If the Violation Is Not Cured

If the violation is not cured by the deadline above, the rental agreement terminates or becomes subject to termination under state law, and legal proceedings to recover possession of the premises may follow. Only a court can order a tenant out. Changing locks or interrupting utilities is unlawful self-help.

State whose law governs, and the termination consequence your statute provides: _____

7. No Waiver; No Rent Demand

This notice does not demand payment of any sum. Acceptance of rent with knowledge of the violation does not waive the landlord's rights except where state law provides otherwise. Unpaid rent, if any, is handled by a separate pay-or-quit notice.

8. Fair-Housing Check (Before Serving)

If the claimed violation involves an animal and the tenant has a disability-related need, federal fair housing law (42 U.S.C. 3604(f)(3)(B); 24 C.F.R. 100.204) may require a reasonable accommodation to a no-pets rule instead of enforcement. Answer any accommodation request in writing before serving this notice.

9. Signature

Landlord / agent signature: _____

Printed name and date: _____

10. Proof of Service

Date served: _____

Method of service (personal / substituted on named adult / post and mail, per state statute): _____

Served by (name): _____

STATE CURE PERIODS FOR LEASE VIOLATIONS (VERIFIED JULY 2026)

State	Cure period	Statute
California	3 days, weekends and judicial holidays excluded	Code Civ. Proc. 1161(3)

State	Cure period	Statute
Arizona	5 days health and safety, 10 days other breaches	A.R.S. 33-1368(A)
Florida	7 days; repeat within 12 months needs no second notice	Fla. Stat. 83.56(2)(b)
Washington	10 days to perform or surrender	RCW 59.12.030(4)
Colorado	10 days (residential)	C.R.S. 13-40-104(1)(e)
Illinois	10-day notice to quit, no automatic cure right	735 ILCS 5/9-210
Virginia	21 days to cure, 30 days total notice	Va. Code 55.1-1245(A)
District of Columbia	30 days to correct	D.C. Code 42-3505.01(b)
New York	Lease controls pre-filing; 30-day post-judgment cure stay	RPAPL 753(4)
Texas	No statutory cure period; lease controls	Tex. Prop. Code 24.005(a)
Georgia	No statutory cure period; lease controls	O.C.G.A. 44-7-50

INSTRUCTIONS FOR USE

This form is general information, not legal advice. A lease violation notice (cure or quit) enforces a written lease term that is not about rent, so quote the clause exactly and keep money demands out of it. The cure window is set by state statute and varies from 3 to 30 days; in Texas and Georgia no statute grants one, so the lease controls, and in New York the 30-day cure right in RPAPL 753(4) applies after a court judgment, not before filing. Serve the notice by a method your state allows and complete the proof-of-service block the same day. If the violation involves an animal and the tenant has a disability-related need, answer the reasonable-accommodation question under the Fair Housing Act before serving. If the deadline passes uncured, eviction runs through the court; self-help lockouts and utility shutoffs are unlawful. Full guide and official sources: clearlegaltips.com/lease-violation-notice-template/