

# NOTICE TO QUIT FOR VIOLATION OF LEASE AGREEMENT

To: Estelle Horton 06/01/2030  
(Tenant) (Date)

Re: 53 Arden Ave  
(Address of rental unit)

New Castle, Delaware 19720  
(City, State, ZIP)

You are notified that you have seriously violated your rental agreement or your duties under the signed lease agreement. The violation(s) is/are specifically as follows: 1) Unauthorized dog (brown, white spots) living in the rental unit. 2) Noise violations – excessive noise exceeding 50 db at late hours.

☒ If you do not remedy the violation(s) listed above by doing the following: 1) Removing the dog from the premises AND 2) ceasing all excessive noise levels after the hours 6 PM

(explanation of remedial action to be taken by tenant to correct violation)

within **7 DAYS** of the date you receive this notice, your tenancy will terminate, and you must move-out. Failure to remedy the violations listed here will mean that you must move out by the **8<sup>th</sup>** day of **June**, 2020, at **3:00** o'clock a.m./p.m. If you have not remedied the problem(s) and have not moved out by the date above, a lawsuit may be filed to evict you. If you remedy the problem(s) within ten days, you may stay. If the same problem occurs again within 6 months, you may be given a notice to terminate the tenancy and you will not be given an opportunity to fix the problem.

☐ Since this is substantially the same violation for which you were previously given notice within the past \_\_\_\_\_ months on the \_\_\_\_\_ day of \_\_\_\_\_, I am electing to terminate your tenancy on \_\_\_\_\_, which is at least \_\_\_\_\_ DAYS from the date you receive this notice.

Signed: Jim Hales  
(Landlord/Property Manager)

## Landlord's Record of Service

**Instructions:** Serve a copy of this notice on the tenant. Immediately fill out this section to describe how service was accomplished. Complete all statements that apply. Keep the completed original.

☒ Tenant acknowledges receipt of this notice on 06/01/2030 Estelle Horton  
(Date) (Tenant's Signature)

☐ This notice was personally served on \_\_\_\_\_ by the undersigned on \_\_\_\_\_.  
(Name) (Date)

☐ I attempted to make personal service on the tenant. I knocked on the door, but no one answered. I believed the landlord was absent, so I securely affixed the notice to the entry door of the premises. This was done on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m.

☐ Tenant was served by registered or certified mail. (I have retained the receipt.)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

**eSign**

**Keep a copy of this notice.**