

**PENNSYLVANIA NOTICE TO CURE OR VACATE  
FOR NON-COMPLIANCE**

To: \_\_\_\_\_

*All residents (tenants and subtenants) in possession and all other in possession*

The premises herein referred to are located in the City of \_\_\_\_\_,

County of \_\_\_\_\_ State of \_\_\_\_\_, Zip Code \_\_\_\_\_

designated by the number and street as \_\_\_\_\_

Apt. \_\_\_\_\_. In accordance with your lease agreement signed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the laws in the State of \_\_\_\_\_

**WITHIN**

- Fifteen (15) days for all tenancies **under** one (1) full year.

- Thirty (30) days for all tenancies **more** than one (1) year.

After service on you of this notice, you are hereby required to remedy the violation described as

\_\_\_\_\_ as it is 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 FUTHER 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ I served this notice to

\_\_\_\_\_ by

- 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 \_\_\_\_\_