From: landlord or agent name and return address
(shows in the top window of a double window envelope)

< Tenant name(s) and mailing address (up to 5 lines). Placed to show through a standard #10 window envelope when the page is folded in thirds.

NOTICE OF TERMINATION OF TENANCY

Civil Code sections 1946, 1946.1 and 1946.2 | 30, 60 or 90 day notice

TO (all tenants and subtenants in possession, by name)

Premises street address | Unit | City | ZIP

and all others in possession of the premises described above (the "Premises"), County of

County (Orange or Los Angeles)

LENGTH OF NOTICE

- ☐ 30 DAYS: all tenants have resided in the Premises for less than one year.
- ☐ 60 DAYS: any tenant has resided in the Premises for one year or more.
- ☐ 90 DAYS: the tenancy is subsidized by a government agency (for example Section 8), or another law requires 90 days.

Your tenancy of the Premises is terminated at the end of the notice period checked above, counted from the date of service. On or before the date below you must vacate and deliver possession of the Premises.

This notice is served on (date) | You must vacate on or before (date)

REASON FOR TERMINATION (JUST CAUSE)

- ☐ The Premises are EXEMPT from the Tenant Protection Act and local just cause rules for this reason:

Exemption (for example: single family home with the required exemption notice; built within 15 years)

- ☐ AT FAULT just cause under Civil Code section 1946.2(b)(1). Describe:

At fault reason and facts

- ☐ NO FAULT just cause: the owner, or the owner's spouse, domestic partner, child, grandchild, parent or grandparent, intends to occupy the Premises as a primary residence for at least 12 continuous months.

Name of person who will occupy

Relationship to owner

☐ NO FAULT just cause: withdrawal of the Premises from the rental market.

☐ NO FAULT just cause: demolition or substantial remodel that requires the unit to be vacant for at least 30 days. Description of the work, expected duration and permits (copies attached):

Work to be done, expected duration, permit numbers

☐ NO FAULT just cause: compliance with a government or court order that requires vacating the Premises.

RELOCATION ASSISTANCE (NO FAULT TERMINATIONS)

If the Tenant Protection Act applies and this is a no fault termination, you are entitled to relocation assistance equal to one month of rent, as required by Civil Code section 1946.2(d). The landlord will (check one):

☐ Pay relocation assistance of $ _____ within 15 calendar days of service of this notice.

☐ Waive payment of rent for the final month of the tenancy, before that rent becomes due.

Local ordinances may require a larger payment and additional notices. If you fail to vacate, the landlord may start legal proceedings to retake possession and recover damages and costs as allowed by law.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Date

Signature of Owner / Landlord / Agent

Printed name

Address

Telephone