

# CALIFORNIA LEASE TERMINATION NOTICE

(MONTH-TO-MONTH LEASE)

Date: \_\_\_\_\_

**NOTICE:** The Landlord elects to terminate your tenancy which is defined as the “hiring of real property” under the California Civil Code.

Tenant's Name: \_\_\_\_\_ which includes any other residence, occupants, or individuals on the Premises (“Tenant”).

Property Address: \_\_\_\_\_ (“Premises”)

Lease Start Date: \_\_\_\_\_ (“Lease”)

Last Day on the Premises: \_\_\_\_\_

**Type of Tenancy:** (check one)

- **30 Days' Notice.** For a tenancy of less than one year.

- **60 Days' Notice.** For a tenancy of one year or more.

Exempt From the Tenant Protection Act of 2019? (check one)

- **Yes.** This notice is exempt to the Tenant Protection Act.

- **No.** This notice is NOT exempt from the Tenant Protection Act. Therefore, you are entitled to relocation assistance equal to one month's rent, which will be provided to you no later than the termination date, or you will receive a waiver of your final month's rent.

The “just cause” reason for eviction is: (check one)

- **Family Move-In.** CIV § 1946.2(b)(2)(A)(i)

- **Withdrawal from Rental Market.** CIV § 1946.2(b)(2)(B)

- **Demolish/Remodel.** CIV § 1946.2(b)(2)(D)

- **Comply with Government Agency.** CIV § 1946.2(b)(2)(C)

- **90 Days' Notice.** For low-income housing tenancy.

If you do not vacate the Premises by the date stated in this notice, the Landlord may initiate legal proceedings to regain possession. You may be liable for costs associated with the legal action, including any court-awarded damages.

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_



# AFFIDAVIT OF SERVICE

County of \_\_\_\_\_  
State of \_\_\_\_\_

Date: \_\_\_\_\_

**SERVER.** I, \_\_\_\_\_ (“Server”), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

**RECIPIENT.** The notice for eviction was delivered to:

- a.) Defendant/Respondent: \_\_\_\_\_ (“Recipient”)
- b.) Address/Location: \_\_\_\_\_
- c.) Date & Time: \_\_\_\_\_ Time: \_\_\_\_:\_\_\_\_  AM  PM

**DELIVERY.** The Recipient received the eviction notice by: (check one)

- **Mail.** The Server sent the eviction notice in the mail by: (check one)
  - Standard Mail
  - Certified Mail (with return receipt)
  - FedEx
  - UPS
  - Other

- **Direct Service.** The Server handed the eviction notice to a person identified as the Recipient.

- **Someone at the Residence.** The Server handed the eviction notice to someone who identified as living at the residence and stated their name is:

\_\_\_\_\_.

- **Someone at the Workplace.** The Server handed the eviction notice to someone who identified to be the Recipient’s co-worker and stated their name is:

\_\_\_\_\_.

- **Leaving at the Residence.** The Server left the eviction notice in the following area: \_\_\_\_\_.

- **Recipient Rejected Delivery.** The Server delivered the eviction notice to the Recipient in-person and did not accept delivery.

- **Other.** \_\_\_\_\_.

**VERIFICATION.** I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

**Server Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

