

SAMPLE  
ONLY  
Do Not Serve  
Yourself

**Sample  
JUST CAUSE  
EVICTION NOTICE**

**30-DAY  
NOTICE**

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**THIRTY (30) DAY NOTICE TO QUIT  
AND SURRENDER POSSESSION  
(California Civil Code §§ 1946; 1946.2;)**

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**LEGAL NOTICE TO:**

AND TO ALL TENANTS, SUB-TENANTS, UNKNOWN OCCUPANTS AND ALL OTHERS IN POSSESSION OF THE Residential PREMISES LOCATED AT

**County of San Diego (hereinafter the "Premises"):**

To the above named TENANTS/RESIDENTS AND ALL OTHERS IN POSSESSION:

**PLEASE TAKE NOTICE** that your rental agreement and tenancy for the ABOVE-DESCRIBED premises is hereby terminated as of the date THIRTY (30) days after the service of this NOTICE upon you. YOU ARE HEREBY required to quit and surrender possession thereof to the undersigned on or before the date THIRTY (30) days after service of this NOTICE.

THIS IS INTENDED AS A THIRTY (30) DAY LEGAL NOTICE FOR THE PURPOSE OF TERMINATING YOUR TENANCY. THIS TERMINATION OF TENANCY IS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1946.1; 1946.2. **The just cause reasons for terminating this tenancy is listed on page 2**

**FURTHER NOTICE IS HEREBY GIVEN THAT, AT THE END OF 30 DAYS OF THE DATE OF SERVICE UPON YOU OF THIS NOTICE**, the lessor of the Premises does hereby elect to declare a forfeiture and cancellation of the rental agreement under which you hold possession of the Premises and herein demands full restitution of these premises. Failure to timely deliver possession pursuant to this Notice could lead to a judgment on your record as well as all applicable attorney fees and costs. This Notice cannot be changed unless in writing.

Dated:

X \_\_\_\_\_ -  
OWNER

2 page document served

**PLEASE DELIVER KEYS TO:**

**TELEPHONE:**

**Usual Business Hrs.  
Monday through Saturday 10:00 am to  
5:00 pm**

# **CIVIL CODE §§ 1946.1;1946.2;1179.03.5**

## **NOTICES**

### **PROPERTY RIGHTS**

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."

#### **JUST CAUSE EXEMPTION NOTICE**

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (c)(5) and 1946.2 (e)(7) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

#### **Civil Code-1946.2 (b);1179.03.5 NOTICE**

Your tenancy is being terminated because the owner is withdrawing the residential unit from the rental market and intends to occupy the dwelling unit with family members. The owner also currently shares the dwelling unit with the tenants.

#### **California Civil Code 1946.2 (d)(2)- Final Month Rent Waiver Notice**

You may qualify for rent relocation assistance or rent waiver up to one month's rents. Without admitting that you qualify your Landlord does elect to waive the rent for the final month/30-DAYS of your tenancy in the amount of \$ \_\_\_\_\_. No rent will be due for the last month of your tenancy. This rent notice does not waive modify or cancel any of the above-listed provisions as stated in this notice to quit.