

**CALIFORNIA THIRTY (30) DAY NOTICE TO
PERFORM COVENANTS OR VACATE**
(Los Angeles County)

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
City: _____, State: California, Zip Code: _____

PLEASE TAKE NOTICE that you or others in possession of the premises have failed to perform the covenants of your lease agreement, between March 1, 2020 - January 20, 2023 due to Covid-19 Financial Hardship, in the following manner:

- Unauthorized occupants living in the rental unit that are not on the lease.
- Unauthorized pets residing at the premises.

Total Balance Due: \$_____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

Please take notice that you and all other occupants must adequately remedy the lease violations noted above or you must move out and deliver possession of the premises to the undersigned Landlord within thirty (30) days, on _____.

If you and all other occupants do not comply or fail to move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under California law.

Dated this _____ day of _____, 20____

(Signature of Landlord)

(Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO PERFORM COVENANTS OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Perform Covenants or Vacate to the Premises located at:
_____, in _____ County, California, by:

- a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to _____, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Perform Covenants or Vacate in a conspicuous location at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy addressed to the Tenant.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in the city of _____, California.

_____, Declarant
