

**CALIFORNIA NOTICE TO TERMINATE TENANCY
No Fault Just Cause**

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 your tenancy shall terminate for the following reasons:

The Tenant has continuously and lawfully occupied the premises for twelve (12) months or more and the Tenant has a right to relocation assistance or rent waiver equivalent to one (1) month of rent pursuant to California law for no fault just cause.

Rent Waiver

Amount of Rent Waived for the final month of tenancy: \$ _____; this amount is equivalent to one (1) month of rent; **OR**

Relocation Assistance

Amount of Relocation Assistance: \$ _____. Relocation assistance must be provided to Tenant within fifteen (15) calendar days after the date of this notice.

Please take notice that you and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within _____ days, on _____.

If you and all other occupants fail to vacate the premises after the expiration of the notice to terminate the tenancy, the actual amount of any relocation assistance or rent waiver provided by law shall be recoverable as damages in an action to recover possession and any other remedies available under California law.

THIS NOTICE IS IN ACCORDANCE WITH CA CIV CODE § 1946.2(2).

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 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 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 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
