

## **SIXTY (60) DAY NOTICE TO QUIT**

Tenant(s):

Premises:

### **TO TENANT(S) AND ALL PERSONS IN POSSESSION**

Pursuant to the terms of your lease agreement YOU ARE HEREBY NOTIFIED that the tenancy under which you occupy the premises shall end SIXTY (60) days after service of copy of this notice upon you, and you are required to quit and deliver up possession of the premises to the Sunset Stanford Apartments, LLC

#### **Pursuant to Paragraph : Termination of Tenancy by Owner Grounds:**

b. During the term of the leases, the owner may terminate the tenancy because of:

- (1) Serious or repeated violation of the the lease:
- (2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;
- (3) Criminal activity or alcohol abuse (as provided in paragraph c); or
- (4) Other good cause (as provided in paragraph d)

#### **Other good cause for termination of tenancy:**

(a) Disturbance of neighbors. Set forth details as to Dates, times of incidents. You and your family members have disturbed the other residents on numerous occasions.

As a result of your ongoing and continual disturbance of Other residents intends to

Terminate your lease with a Sixty (60) Day Notice to Terminate Tenancy for your material noncompliance with the terms of the Agreement.

You have ten (10) days in which to discuss the proposed termination of tenancy with the manager. The ten (10) days period will begin on the earlier of the date the notice was hand-delivered to you or the day after the date the notice was mailed.

If you fail to vacate the premises legal proceedings will be instituted against you for possession of the premises, for forfeiture of the rental agreement and for such monetary damages as may be allowed by law. You are, furthermore, hereby

notified that you do have the right to defend this action in court.

Dated this                    day of                    .

---

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 costs, depending on the costs 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.

Law Offices of Calder and Mello  
4676 Lakeview Ave., Suite 201  
Yorba Linda, California 92886  
(714) 693-4444  
(714) 693-4445 Fax

## SIXTY (60) DAY NOTICE TO QUIT

TENANT(S):

PREMISES:

TO TENANT(S) AND ALL PERSONS IN POSSESSION

YOU ARE HEREBY NOTIFIED that the tenancy under which you occupy the premises shall end sixty (60) days after the date of service of copy of this notice upon you, and you are required to quit and deliver up possession of the premises to the undersigned on or before that date.

IF YOU FAIL TO DO SO, legal proceedings will be instituted against you for possession of the premises, for forfeiture of the rental agreement and for such monetary damages as may be allowed by law.

Under the new state law, this property is NOT subject to the just cause eviction control under any state or local law.

This section does not apply to the following residential property or circumstances:

1. Transient and tourist hotel occupancy
2. Housing accommodations in nonprofit hospitals, religious facilities, or extended care facility.
3. Dormitories owned and operated by a school.
4. Housing accommodations that shares bathroom or kitchen facilities with the owner.
5. Single-family homes in which the owner leases no more than two bedrooms.
6. Duplex which the owner occupies one of the units as his principal residence.
7. Housing that has been issued a certificate of occupancy within the previous 15 years.
8. Residential property that is under separate title to any other dwelling unit provided the following apply:
  - a. The owner is not a real estate investment trust, a corporation or a limited liability company in which at least member is a corporation.

b. The tenants have been provided notice that the residential property is exempt being using the following statement "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 (d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investments trust, as defined by Section 856 of the Internal Revenue Code;(2) a corporation; or (3) a limited liability company in which at least member is a corporation."

Dated this    th day of    2020

---

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.

Law Offices of Calder and Mello, A.P.C.  
4676 Lakeview Ave., Suite 201, Yorba Linda, CA 92886  
(714) 693-4444 or fax number (714) 693-4445  
e-mail dcnmapc@yahoo.com

# THREE-DAY NOTICE TO PAY RENT OR VACATE PREMISES

[C.C.P. 1161(2)]

_____	Owner(s)
Plaintiff(s)	
vs.	
_____	Resident(s)
Defendant(s)	
Does 1 to _____	

TO \_\_\_\_\_  
\_\_\_\_\_

AND ALL OTHER OCCUPANT(S) IN POSSESSION:

YOU ARE HEREBY NOTIFIED that pursuant to the lease or agreement dated \_\_\_\_\_  
under which you hold the possession of the premises described in this notice, there is now due, unpaid, and delinquent rent in the  
following amounts for the following specified periods:

\$ \_\_\_\_\_ Due from \_\_\_\_\_ , \_\_\_\_\_ thru \_\_\_\_\_ , \_\_\_\_\_

\$ \_\_\_\_\_ Due from \_\_\_\_\_ , \_\_\_\_\_ thru \_\_\_\_\_ , \_\_\_\_\_

\$ \_\_\_\_\_ Due from \_\_\_\_\_ , \_\_\_\_\_ thru \_\_\_\_\_ , \_\_\_\_\_

\$ \_\_\_\_\_ Due from \_\_\_\_\_ , \_\_\_\_\_ thru \_\_\_\_\_ , \_\_\_\_\_

For a total sum of \_\_\_\_\_ (\$ \_\_\_\_\_ ).

YOU ARE FURTHER NOTIFIED THAT within three (3) days after service of this notice on you, you must pay the amount of rent  
stated in this notice in full or quit the premises and deliver up possession of the premises to the undersigned, who is authorized  
to receive possession of the premises, or the undersigned will institute legal proceedings for unlawful detainer against you to  
recover possession of the premises and to recover all rents and damages due.

YOU ARE FURTHER NOTIFIED that by this notice the undersigned elects to and does declare a forfeiture of the lease or  
agreement if the rent stated in this notice is not paid in full within the three (3) days.

The premises that are the subject of this notice are described as \_\_\_\_\_  
\_\_\_\_\_

Dated:

Pay to:  
Pay here:

PERSON AUTHORIZED TO GIVE NOTICE

Payment days and hours:

PHONE NO.:

Legal  
Solutions  
& Plus

LS-403