

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