



NOTICE OF TERMINATION

This notice must be provided in advance of intended move out date and in the same language as the original Lease Agreement.

TIMING FOR NOTICING

THE NOTICE OF TERMINATION MUST BE PROVIDED TO THE TENANT AT LEAST:

- **3 days** prior to move out date: for any tenant who fails to pay rent or fails to resolve issue(s) that breach the lease
- **30 days** prior to move out date: for tenant living in unit for less than one year
- **60 days** prior to move out date: for tenant living in unit for at least one year
- **120 days** if the termination constitutes a “withdrawal from the rental market”
- **365 days** if the termination constitutes a “withdrawal from the rental market” and at the request of the tenant (within 60 days of notice date) who has resided in the unit for at least a year and is over the age of 62 or is disabled.
- **Timing dependent:** if the termination constitutes a “withdrawal from the rental market” or “owner to occupy dwelling unit” and the household includes a child under the age of 18 or an educator, the move out date cited on the Notice of Termination may not be during their school year.

Please complete one per unit. If there are multiple people listed on the lease, please notify each person on lease. Attach supplemental information if needed.

1. DWELLING UNIT ADDRESS: _____

2. LANDLORD NAME: _____

- Landlord Mailing Address: _____
- Landlord Email: _____
- Landlord Phone: _____

3. TENANT NAME: _____

- Tenant Mailing Address: _____
- Tenant Email: _____
- Tenant Phone: _____

4. RENTAL HISTORY

- Date of move-in to this rental unit: _____
- Monthly Rent at Move-in: _____
- Current Monthly Rent: _____



To view the full text of the cited sections, please reference the ordinance available at CityofPetaluma.org/TenantProtections

5. NOTICE OF TERMINATION

- Scheduled Date of Move Out: _____
- Date that this Notice was mailed or delivered: _____

6. REASON FOR TERMINATION - CHECK ONE OR MORE BOXES

	CHECK REASONS THAT APPLY	“JUST CAUSE” TERMINATION REASONS	RELOCATION ASSISTANCE FOR TENANT**	PETALUMA MUNICIPAL CODE SECTION*
6A		FAILURE TO PAY RENT. The tenant failed to pay rent within three days of receiving written notice from the landlord demanding payment.	NO	6.60.050(B)(1)
6B		BREACH OF RENTAL AGREEMENT. The tenant has violated the terms of the rental agreement, received notice, and did not comply.	NO	6.60.050(B)(2)
6C		TENANT ILLEGAL ACTIVITY. The tenant has been convicted of a crime or crimes involving unlawful use of the dwelling unit.	NO	6.60.050(B)(3)
6D		THREAT OF VIOLENT CRIME. The tenant, or guest, threatens great bodily harm to anyone on the property.	NO	6.60.050(B)(4)
6E		NUISANCE. The tenant or tenant household continues to create or permit a nuisance after written notice to cease.	NO	6.60.050(B)(5)
6F		FAILURE TO GIVE ACCESS. The tenant has refused to provide legal access to the landlord after written notice.	NO	6.60.050(B)(6)
6G		PERMANENTLY WITHDRAWAL FROM RENTAL MARKET. A landlord intends to withdraw a building from the residential rental market in accordance with the Ellis Act. <i>If this box is checked, you will need to fill out Notice 6G below.</i>	YES	6.60.050(D)(1)
6H		OWNER TO OCCUPY DWELLING UNIT. An owner, or one of owner’s relatives, intends to reside in the dwelling unit as their primary residence. If this box is checked, you will need to fill out Notice 6H below.	YES	6.60.050(D)(2)
6I		SUBSTANTIAL REHABILITATION FOR HEALTH AND SAFETY. The landlord has obtained any and all necessary permits to undertake substantial repairs to a dwelling unit. If this box is checked, you will need to fill out Notice 6I below.	YES	6.60.050(D)(3)



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RIGHTS TO RELOCATION ASSISTANCE**

If Landlord seeks to terminate the tenancy to permanently remove unit from the market, owner to occupy unit, or for substantial rehabilitation, the tenant is entitled to relocation assistance. The assistance can be a direct payment or credit towards payments due. (PMC Section 6.60.080)

AMOUNT OF RELOCATION ASSISTANCE:

- 100% of one month of rent; or
- 150% of one month rent if the tenant household:
 - Qualifies as low income; or
 - Has a disability; or
 - Is over the age of 62; or
 - Includes a child below the age of 18; or
 - The tenancy commenced prior to January 1, 2010

California Civil Code § 1946 Notice 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.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE STATEMENTS BELOW ARE TRUE AND CORRECT.

LANDLORD SIGNATURE: _____ **DATE SIGNED:** _____



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