



## 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.*

*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: \_\_\_\_\_

**5. NOTICE OF TERMINATION**

- Scheduled Date of Move Out: \_\_\_\_\_
- Date that this Notice was Mailed or Delivered: \_\_\_\_\_



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

**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		<b>FAILURE TO PAY RENT.</b> 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		<b>BREACH OF RENTAL AGREEMENT.</b> The tenant has violated the terms of the rental agreement, received notice, and did not comply.	NO	6.60.050(B)(2)
6C		<b>TENANT ILLEGAL ACTIVITY.</b> The tenant has committed criminal activity on the property or at the owner or owner's agent.	NO	6.60.050(B)(3)
6D		<b>UNLAWFUL USE OF PREMISES.</b> The tenant is using the premises for an unlawful purpose as described in Section 1161 of the Civil Code.	NO	6.60.050(B)(4)
6E		<b>NUISANCE.</b> The tenant has maintained, committed or permit a nuisance after written notice to cease.	NO	6.60.050(B)(5)
6F		<b>FAILURE TO GIVE ACCESS.</b> The tenant has refused to provide legal access to the landlord after written notice.	NO	6.60.050(B)(6)
6G		<b>COMMITTING WASTE.</b> Tenant has committed waste as described in Section 1161 of the Civil Code.	NO	6.60.050(B)(7)
6H		<b>REFUSAL TO ENTER A NEW LEASE.</b> The tenant had a written lease after the effective date of the Ordinance and after a written request from the landlord, the tenant refused to execute a written renewal of the lease.	NO	6.60.050(B)(8)
6I		<b>PROHIBITED ASSIGNMENT, SUBLETTING.</b> Assignment or subletting the premises in violation of the tenant's lease.	NO	6.60.050(B)(9)



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	CHECK REASONS THAT APPLY	“JUST CAUSE” TERMINATION REASONS	RELOCATION ASSISTANCE FOR TENANT**	PETALUMA MUNICIPAL CODE SECTION*
6J		<b>FAILURE TO VACATE.</b> The tenant fails to vacate after their termination as an employee to landlord.	NO	6.60.050(B)(10)
6K		<b>FAILURE TO DELIVER POSSESSION.</b> The Tenant fails to deliver possession of the property after providing landlord written notice of intent to terminate the real property.	NO	6.60.050(B)(11)
6L		<b>PERMANENT WITHDRAWAL FROM RENTAL MARKET.</b> 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 6L.</i>	YES	6.60.050(D)(1)
6M		<b>OWNER TO OCCUPY DWELLING UNIT.</b> An owner, or one of owner’s relatives, intends to reside in the dwelling unit as their primary residence. <i>If this box is checked, you will need to fill out Notice 6M.</i>	YES	6.60.050(D)(2)
6N		<b>SUBSTANTIAL REHABILITATION FOR HEALTH AND SAFETY.</b> The landlord has obtained any and all necessary permits to undertake substantial repairs to a dwelling unit. <i>If this box is checked, you will need to fill out Notice 6N.</i>	YES	6.60.050(D)(3)
6O		<b>GOVERNMENT ORDER.</b> The owner is complying with either an order issued by a government agency or court that requires tenant to vacate the property.	YES	6.60.050(D)(4)

*Notices 6L, 6M, and 6N can be found at [cityofpetaluma.org/tenantprotections](http://cityofpetaluma.org/tenantprotections)*

## 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:

- 250% of one month of rent or \$9,000, whatever is less.

## RIGHTS OF FIRST REFUSAL

If Landlord seeks to terminate the tenancy to Permanently withdraw the Unit from the Market, Owner to Occupy Unit, or for Substantial Rehabilitation, or Government Order, the Owner must re-offer the dwelling unit to the displaced tenant if the dwelling unit becomes available for rent in the six months immediately following the date when the landlord regains possession of the unit.



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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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