

NOTICE OF TERMINATION OF TENANCY – CC 1946.2

(SB City use NOTICE-010-1, SB County use NOTICE-010-2)

TO: Resident(s) _____
and all others in possession of the Premises, designated by Number and Street Address as:

_____ in the city of _____

zip code _____, county of _____ in the state of California.

PLEASE TAKE NOTICE THAT your tenancy of the Premises is terminated at the end of: *(check one)*

☐ Thirty (30) day period (if any occupant has resided in the unit less than one year)

☐ Sixty (60) day period (if all occupants have resided in the unit one year or more)

after service of this notice, or _____ *(day/month/year)*, whichever is later.

Please check one:

☐ This property is exempt from the “just cause” requirements of Civil Code section 1946.2. 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 investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

☐ At-fault just cause, further described as: _____. Tenant is not entitled to relocation assistance pursuant to Civil Code section 1946.2 in an at-fault cause termination of tenancy.

☐ At-fault just cause, further described as: _____.

☐ No-fault just cause, further described as: _____. Tenant is entitled to relocation assistance pursuant to Civil Code section 1946.2 in a no-fault just cause termination of tenancy. Said assistance is either a direct payment to tenant of one month’s rent within 15 calendar days the notice of termination was issued OR waiving payment of rent for the final month of the tenancy.

Assistance shall be provided by (check one):

___ Direct payment of \$_____ will be provided within 15 calendar days of this notice, or

___ No rent is due for the last month of tenancy. Your final month’s rent payment of \$_____ is waived.

NOTE: Tenant is encouraged to read Civil Code section 1946.2 for the full text of the Tenant Protection Act of 2019 related to the termination of your tenancy.

The rent shall be due and payable to and including the date of termination of your tenancy under this notice, unless waived by Landlord as described above.

Proration of rent shall be based on a 30 day month. Your present monthly rent is \$_____; the rent per day is \$_____.

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.

If you fail to give up possession by the required time, a legal action will be filed seeking not only damages and possession, but also a statutory damage penalty of up to \$600 (CC 1174). Owner declares a forfeiture of the Rental Agreement if past due rent is not paid and you continue to occupy the Premises. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill your Rental Agreement obligations (CC 1785.26(c)(2)).

Date _____

Address _____

City/State/Zip _____

Owner/Agent _____

Phone _____



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney’s counsel and your own investigation and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.



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