

# SERVICE OF TERMINATION OF TENANCY NOTICE

## SBRPA FORM NOTICE-010: Notice of Termination of Tenancy

### Giving Notice

Generally, if the tenancy is not subject to state or local just cause, California law generally requires the owner to give the resident a 60-day notice prior to terminating a month-to-month tenancy if the resident has been in possession of the unit for one year or longer. The owner can give a 30-day notice if any resident has been in possession of the unit for less than one year.

REMEMBER: Different notice laws apply if the owner wishes to terminate the tenancy due to the resident's failure to pay the rent or when the resident violates the lease provisions or any local, state, or federal laws. Different notice laws also apply if the tenancy is subject to just cause under AB 1482.

### How to Serve Notice – by YOU or any adult

- Deliver a copy ***personally*** to each Tenant, or
- Deliver a copy to another adult on the property & follow up with a copy in the mail to each tenant, or
- Post the notice on the door & follow up with a copy in the mail to each tenant. If possible, take a photo for your records.

Personal service (at the residence and place of business, if known) should be attempted before resorting to substituted service or posting and mailing.

Your notice paper (SBRPA Form NOTICE-010: Notice of Termination of Tenancy) has a “Proof of Service” area on it. The person who serves is the one who signs it. Be sure to ***keep the original notice*** and only serve copies.



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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