



30/60-day notice of termination of tenancy (LA landlord)

NOTICE OF TERMINATION OF TENANCY

To: [Tenant name(s)] and all other occupants

Address: [rental address, unit], Los Angeles, CA [ZIP]

Date: [date]

PLEASE TAKE NOTICE that your month-to-month tenancy at the above address is terminated effective [date, at least 30/60 days from service — see below]. You are required to vacate and surrender possession of the premises on or before that date.

Length of occupancy: [less than 1 year / 1 year or more]

Required notice under Cal. Civil Code §1946.1: [30 days / 60 days]

Date this notice was served: [date]

Effective vacate date: [date] (add 5 days if this notice is mailed rather than personally delivered, per Code Civ. Proc. §1013)

--- IF THIS TENANCY HAS LASTED 12 MONTHS OR MORE, OR ALL CO-TENANTS COMBINED HAVE OCCUPIED 24+ MONTHS ---

Just-cause reason (required under Cal. Civil Code §1946.2 / LA's Just Cause Ordinance / LA County RSTPO, as applicable):

☐ At-fault just cause: [state the specific reason, e.g., substantial lease violation, nonpayment already addressed separately, nuisance]

☐ No-fault just cause: [state the specific reason, e.g., owner move-in, withdrawal of unit from rental market (Ellis Act), substantial remodel, compliance with government order]

If a no-fault reason is checked, relocation assistance in the amount of \$[amount] is enclosed or will be paid as required by [Civil Code §1946.2(d) / the applicable LA city or county ordinance], on or before [date].

--- FOR RSO/RSTPO-COVERED UNITS ---

A copy of this notice must be filed with the LA Housing Department (LAHD) within the timeframe required by LAMC §151.09 / the applicable county ordinance.

[Landlord / agent name]

[Address]

[Phone / email]