

3-day pay or quit notice (LA landlord)

Free template from certrent.com — replace the [bracketed] parts with your details. This is a template, not legal advice.

THREE (3) DAY NOTICE TO PAY RENT OR QUIT

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

Address: [rental address, unit, city, ZIP]

Date: [date]

PLEASE TAKE NOTICE that rent for the above premises is due and unpaid in the amount of:

[Month/period] \$[amount]

[Month/period] \$[amount]

Total due: \$[total]

(This demand includes only rent, as required by Cal. Code Civ. Proc. §1161(2) — no late fees, utilities, or other charges are included.)

You are required, within THREE (3) DAYS after service of this notice (excluding the day of service, Saturdays, Sundays, and judicial holidays), to either:

1. Pay the total amount due in full; OR
2. Vacate and surrender possession of the premises.

If you fail to do either within the 3-day period, the landlord may declare a forfeiture of the rental agreement and commence a lawsuit (unlawful detainer) to recover possession of the premises, unpaid rent, and costs allowed by law.

Rent may be paid to: [name]

Address for payment: [address]

Days/hours payment may be delivered in person: [days/hours]

Phone: [phone number]

(If paying by mail, mail to the address above.)

[Landlord / agent name]

[Address]

[Phone / email]

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

A copy of this notice must be filed with the LA Housing Department (LAHD) within 3 business days of service, per LAMC §151.09.C.9 / §165.05.B.5. If this unit has completed 12+ months of continuous, lawful tenancy, confirm this nonpayment ground still satisfies the just-cause requirements of Cal. Civil Code §1946.2 before proceeding.

Strict compliance is required — a demand that includes anything other than rent (late fees, utilities, etc.) can void the entire notice. Only rent from the last 12 months may be demanded. RSO units require filing a copy with LAHD within 3 business days of service (LAMC §151.09.C.9). Service must follow Code Civ. Proc. §1162. Template, not legal advice — many landlords have an attorney handle nonpayment notices.