



Lease renewal offer letter (LA landlord)

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[Landlord / company name]

[Date]

[Tenant name]

[Rental address, unit]

Re: Lease renewal offer

Dear [Tenant name],

Your current lease for [unit] ends on [expiration date]. We would be glad to have you stay and are offering a renewal on the following terms:

New term: [12 months], from [start] to [end]

Monthly rent: \$[new rent] (current: \$[current rent])

Other changes: [none / describe]

This rent increase is within the limit that applies to this unit — [statewide AB 1482 cap of 5% + local CPI, capped at 10% (Civil Code §1947.12) / City of LA RSO annual allowable increase (HCIDLA) / LA County RSTPO annual allowable increase — delete those that don't apply]. As required by Civil Code §827, this notice is being given at least [30 / 90] days before the increase takes effect (30 days where the cumulative 12-month increase is 10% or less; 90 days where it exceeds 10%; add 5 days if this letter is mailed rather than handed to you, per Code of Civil Procedure §1013).

Please let us know by [response date] if you would like to renew. If you accept, we will send a renewal lease to sign. If we don't hear from you, your current lease will end on [expiration date]. [If this tenancy has lasted 12 months or more and is covered by the statewide just-cause protections, add: Because you have occupied this unit for 12 months or more, any decision not to renew would instead require a just-cause notice under Civil Code §1946.2 — this letter is not that notice.]

We've appreciated having you as a tenant and hope you'll stay.

Sincerely,

[Landlord name]

[Contact]

Notice timing is set by Civil Code §827 (30 days for a cumulative 12-month increase of 10% or less, 90 days for more; +5 days by mail under Code Civ. Proc. §1013). The increase amount is capped statewide by Civil Code §1947.12 (AB 1482) and, for units covered by the City of LA Rent Stabilization Ordinance or LA County RSTPO, by the lower annual percentage HCIDLA/the County sets — confirm which cap applies to this unit before sending. If you are choosing not to renew a tenancy of 12+ months, see Civil Code §1946.2's just-cause requirements separately. Template, not legal advice.