CertRent

Lease renewal offer letter (LA landlord)

[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]