



Roommate move-out notice (LA/CA)

ROOMMATE MOVE-OUT NOTICE

[Your name]

[Current address, unit], Los Angeles, CA [ZIP]

[Email] · [Phone]

[Date]

To: [Co-tenant / roommate name(s)]

cc: [Landlord / property manager name], [Landlord address] (if also notifying the landlord directly)

Re: Notice of intent to move out — [rental address, unit], Los Angeles, CA [ZIP]

Dear [Roommate name(s)][and Landlord name],

This is written notice that I intend to move out of the above apartment on [move-out date], which is [number] days from the date of this notice.

[If the tenancy is month-to-month and this notice also serves as notice to the landlord to end the tenancy entirely:] Because our tenancy is month-to-month, I am providing this notice under Cal. Civil Code § 1946, which requires at least 30 days' written notice (or the length of the rental period, if longer) from either the tenant or the landlord to terminate a periodic tenancy, unless our rental agreement specifies a longer period.

[If the lease is a fixed term and other roommates are staying on:] I understand that moving out does not end our lease or remove my name from it. Under our lease, all named tenants — including me — remain jointly and severally liable for the full rent and for any damages beyond ordinary wear and tear until the lease term ends, the landlord agrees in writing to release me, or a replacement tenant is added to the lease with the landlord's consent. Until then, I will [continue paying my share of rent through [date] / help identify and vet a replacement roommate / other arrangement], as follows: [describe arrangement].

Security deposit: My contribution toward the original security deposit was \$[amount]. Please confirm how my portion will be returned once the landlord provides the itemized deposit statement. Under Cal. Civil Code § 1950.5(g)(1), the landlord must return the deposit — or an itemized statement of any lawful deductions plus the remaining balance — within 21 days after the unit is vacated; since AB 2801, any deduction must be backed by date-stamped before/after photos, and since AB 12 the deposit itself is generally capped at one month's rent. If I am not the last roommate to vacate, I understand this 21-day clock runs from the date the full unit is vacated, not from my individual move-out date, unless our landlord agrees to handle it differently.

Replacement roommate: If a new roommate is needed to fill my spot, I am willing to help identify candidates. Any addition to the lease itself requires the landlord's consent; where our lease requires consent to add an occupant or sublet and doesn't state a standard, California law implies that consent may not be unreasonably withheld (Cal. Civil Code § 1995.260).

I'm happy to coordinate a walkthrough of my room and any shared areas before I leave, and to settle any final utility or shared-expense balances. Please let me know if you have questions.

Sincerely,

[Your name]