

The City of Emeryville makes no claim or representation that this notice satisfies any responsibilities or obligations imposed by State or Federal Law. You may wish to consult with a private attorney prior to completing this form.

NOTICE OF TERMINATION

This is a notice of the landlord's intent to terminate your tenancy. Read this notice for important information about your rights under the City of Emeryville regulation of landlord and tenant relations. You may wish to consult with a private attorney about the information contained in this notice

Landlord Information

Name: _____

Address: _____

No. of Units Owned in Emeryville _____

Property Information

Unit: _____

Address: _____

Emeryville, CA 94608

Length of Notice

30 Days

60 Days

Other:

(Specify Days)

Intended Final Date of Occupancy

Landlord requests return of unit by:

(Day of the Week, Calendar Date/Month/Year)

Reason for Termination THIS AFFECTS YOUR LEGAL RIGHTS.

Tenant(s) may be entitled to money to help relocate and the right to return to the unit depending upon the reason for termination. Tenant(s) must provide Landlord with mailing address for Right to Return.

(Check Only ONE, see Emeryville Municipal Code § [5-40.03](#) for More Information)

"For Cause"	<input type="checkbox"/> Failure to Pay Rent EMC § 5-40.03 (e)(1)(i)	<input type="checkbox"/> Breach of Rental Contract EMC § 5-40.03 (e)(1)(ii)	<input type="checkbox"/> Tenant Illegal Activities EMC § 5-40.03 (e)(1)(iii)
	<input type="checkbox"/> Violations of Applicable Health & Safety Code EMC § 5-40.03 (e)(1)(iv)	<input type="checkbox"/> Failure to Allow Landlord Access EMC § 5-40.03 (e)(1)(v)	<input type="checkbox"/> Tenant Rejected Written Lease Extension EMC § 5-40.03 (e)(1)(vi)
	<input type="checkbox"/> Tenant Violated Occupancy Restriction EMC § 5-40.03 (e)(1)(vii)	<input type="checkbox"/> Landlord Returning from Sabbatical to Occupy Unit EMC § 5-40.03 (e)(1)(viii)	<input type="checkbox"/> Landlord Returning from Deployment EMC § 5-40.03 (e)(1)(ix)
	<input type="checkbox"/> Landlord Condo Conversion EMC § 5-40.03 (e)(1)(x)		

"No Fault"	<input type="checkbox"/> Landlord Will Remove Unit from Market EMC §5-40.03(e)(2)(i)	<input type="checkbox"/> Landlord Will Move into Unit EMC §5-40.03(e)(2)(ii)	
	<input type="checkbox"/> Unit Is Temporarily Unfit for Human Habitation EMC §5-40.03(e)(2)(iii)	<input type="checkbox"/> Unit Will Be Substantially Renovated EMC §5-40.03(e)(2)(iv)	

Rent Paid	List Contractual Rental Amount Charged Per Month For Most Months in:					
	\$_____	\$_____	\$_____	\$_____	\$_____	\$_____
	Year: 20____	Year: 20____	Year: 20____	Year: 20____	Year: 20____	Year: 20____

City of Emeryville Notice EMC § 5-40.07

The City of Emeryville regulates the relationship between most landlords and tenants within the City. Generally, landlords may not terminate your tenancy without cause or explanation, and may not reduce or stop providing services agreed to in the rental contract, so long as you pay rent on time as agreed in the rental contract.

In addition to State and Federal Laws, the Residential Landlord and Tenant Relations chapter of the Emeryville Municipal Code creates certain rights for landlords and tenants, which may include the right to relocation assistance or the right to return to your rental unit if you are evicted. Visit the City of Emeryville website for more information:

<http://www.emeryville.org>

California Civil Code § 1946 Notice

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.