

THREE DAY NOTICE TO PAY RENT OR QUIT

TO: _____

AND ALL OTHERS IN POSSESSION:

NOTICE IS HEREBY GIVEN that WITHIN THREE DAYS, after the service on you of this notice, you are hereby required to pay the delinquent rent of the premises described below, of which you now hold possession, as follows:

\$ _____ FROM _____ TO _____
\$ _____ FROM _____ TO _____

TOTAL: \$ _____

Or surrender possession of premises, as described below, within three days after service on you of this notice, to _____ (“Owner”/”Agent”), who/which is authorized to receive the same, or legal proceedings will be instituted against you to declare the forfeiture of the lease or rental agreement under which you occupy the property described below and to recover possession of said premises, to recover all rent past due, to recover court costs, attorneys fees as permitted by law, and possible additional statutory damages of up to SIX HUNDRED DOLLARS (\$600.00) in accordance with California Code of Civil Procedure Section 1174(b), as a result of your failure to comply with the terms of this notice.

The premises herein referred to is situated in the City of Oakland, County of Alameda, State of California, designated by the number and street and unit as _____. Zip Code _____.

You are further notified that if you fail to perform or otherwise comply, Owner/Agent does hereby elect to declare the forfeiture of your Rental Agreement under which you hold possession of the above-described premises.

Payment must be made to the owner/agent at the following address:

Telephone number for the above-address: _____

Payments made in person shall be delivered to owner/agent between the hours of _____ to: _____ on the following days of the week _____.

There is a 24-hour drop box available at said location for your convenience.

This notice is given in good faith and honest intent with no ulterior motive pursuant to Section 8.22.360.A.1 of Oakland’s Just Cause for Eviction Ordinance. That section states an owner may evict a tenant if:

“The Tenant has failed to pay rent to which the landlord is legally entitled pursuant to the lease or rental agreement and under provisions of state or local law, and said failure has continued after service on the tenant of a written notice correctly stating the amount of rent then due and requiring its payment within a period, stated in the notice, of not less than three (3) days. However, this Subsection shall not constitute grounds for eviction where tenant has withheld rent pursuant to applicable law.”

Information regarding evictions is available from the City of Oakland’s Rent Program. Parties seeking legal advice concerning evictions should consult with an attorney. The Rent Program is located at 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612, (510) 238-3721, website: www.oaklandnet.com.

Dated: _____

by: _____
Owner/Agent