

15-Day Notice to Pay Rent or Quit
[Transition Period – served on or after April 1, 2022]

To: _____

DOES 1 TO 10, INCLUSIVE

Premises: _____

Within fifteen (15) days after service of this notice upon you, excluding Saturdays, Sundays, and other judicial holidays, you are hereby required to either:

1) pay the rent now due for the premises described above in the total amount of \$ _____

Itemized as follows:

Rent due September 1, 2020 for the period September 1, 2020 – September 30, 2020 \$ _____

Rent due October 1, 2020 for the period October 1, 2020 – October 31, 2020 \$ _____

Rent due November 1, 2020 for the period November 1, 2020 – November 30, 2020 \$ _____

Rent due December 1, 2020 for the period December 1, 2020 – December 31, 2020 \$ _____

Rent due January 1, 2021 for the period January 1, 2021 – January 31, 2021 \$ _____

Rent due February 1, 2021 for the period February 1, 2021 – February 28, 2021 \$ _____

Rent due March 1, 2021 for the period March 1, 2021 – March 31, 2021 \$ _____

Rent due April 1, 2021 for the period April 1, 2021 – April 30, 2021 \$ _____

Rent due May 1, 2021 for the period May 1, 2021 – May 31, 2021 \$ _____

Rent due June 1, 2021 for the period June 1, 2021 – June 30, 2021 \$ _____

Rent due July 1, 2021 for the period July 1, 2021 – July 31, 2021 \$ _____

Rent due August 1, 2021 for the period August 1, 2021 – August 31, 2021 \$ _____

Rent due September 1, 2021 for the period September 1, 2021 – September 30, 2021 \$ _____

Or

2) Complete the attached declaration, sign it under penalty of perjury, and deliver the signed declaration to the Landlord as provided below. Pay to the landlord 25% of the total rent demanded above.

Or

3) Quit and deliver up possession of the premises described above.

You are further notified that if you do not comply with either of the above, the undersigned does hereby elect to declare the forfeiture of your lease or rental agreement under which you hold possession of the above-described premises, and lessor will institute legal proceeding to recover rent and possession of said premises which could result in a judgement against you including court costs and attorney fees

Dated: _____

Owner / agent

Rent payable to:

Address for delivery of payment: _____

Telephone number: _____

Payment may be personally delivered to: _____

Address: _____

Usual days and hours for payment in person: Monday through Friday, 9:00 a.m. to 5:00 p.m.

(Payment may be made by Certified Funds and/or ☐ Cash ☐ Check, pursuant your Rental Agreement.)

“As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.”

NOTICE FROM THE STATE OF CALIFORNIA

If:

(1) Before October 1 2021, you paid your landlord at least 25 percent of any rent you missed between September 1, 2020 and September 30, 2021, and you signed and returned on time any and all declarations of COVID-19 related financial distress that your landlord gave you.

OR

(2) You completed an application for governmental rental assistance on or before March 31, 2022, you may have protections against eviction. For information about legal resources that may be available to you, visit lawhelpca.org.

Declaration of COVID-19 Related Financial Distress [Transition Time Period]

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

Signed under penalty of perjury: _____

Resident/Tenant Name: _____ Dated: _____

Address of Premises: _____

DECLARATION OF SERVICE OF NOTICE TO RESIDENT(S)

I, the undersigned, declare that at the time of service of the papers herein referred to, I was at least (18) eighteen years of age, and that I served the following checked notice: 15-DAY NOTICE TO PAY RENT OR QUIT (THE TRANSITION TIME PERIOD, RENT FROM SEPTEMBER 1, 2020 THROUGH SEPTEMBER 30, 2021)

on the _____ day of _____, _____ in one of the manners checked and set forth below:

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(1) PERSONAL SERVICE

By DELIVERING a copy of the Notice PERSONALLY to:

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(2) FIRST-CLASS MAIL

By sending a copy **MAIL** addressed to the Resident; however, mailing the Notice must be at least six (6) days prior to the intended entry.:

(Street Address) _____

Apt. no. _____ City _____ State _____ Zip _____

(3) SUBSTITUTE SERVICE AND MAILING

(To be used only in the event that Personal service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

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By **LEAVING** a copy of the Notice with _____ a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof, and **MAILING** by first class mail on said date a copy to each resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____

Apt. no. _____ City _____ State _____ Zip _____

(4) POSTING SERVICE AND MAILING

(To be used only in the event that Personal and Substitute service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

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By **POSTING** a copy of the Notice in a conspicuous place on the property therein described, there being no person of suitable age and discretion to be found at any known place of residence or business of said resident(s), and **MAILING** by first class mail on the same day as posted, a copy to each said resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____

Apt. no. _____ City _____ State _____ Zip _____

☐

(5) ELECTRONIC SERVICE

By **SENDING** electronically at the following email address: _____

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____, _____ at _____, California.

Print Name _____ Signature _____