

## 20-DAY NOTICE OF TERMINATION OF TENANCY

TENANT(S): \_\_\_\_\_ DATE: \_\_\_\_\_  
 (AND ALL OTHERS)  
 ADDRESS: \_\_\_\_\_ UNIT: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

## 20-DAY NOTICE OF TERMINATION OF TENANCY

This is your 20-day written notice of termination for the following reason (check the cause that applies):

- You have received four written notices of over due rent in the past 12 months.
- You have received three 10-day written notices to comply with a material term of the lease or rental agreement in the past 12 months.
- The owner wishes to occupy the premises personally, or a member of the owner's immediate family will occupy the unit and no substantially equivalent unit is vacant and available in the same building.
- Your occupancy is conditioned upon employment on the property and your employment has been terminated.
- The owner plans a major rehabilitation and has obtained required permits and a Tenant Relocation License.
- The owner has decided to convert the building to a condominium or a cooperative.
- The owner has decided to demolish the building or convert it to non-residential use and has obtained the necessary permit and a Tenant Relocation License.
- The owner seeks to discontinue use of a unit not authorized under the Land Use Code and has received a Notice of Violation.
- The owner needs to reduce the number of tenants sharing a dwelling unit in order to comply with Land Use Code restrictions.
- The owner must terminate a tenancy in a house containing an approved ADU in order to comply with the development standards for ADUs, after receiving a Notice of Violation of the Land Use Code.
- An Emergency Order to Vacate and close the property has been issued by the Department of Planning and Development and the tenants have failed to vacate by the deadline given in the Order.

Your rental agreement and tenancy at:

\_\_\_\_\_ is terminated  
at the end of the day on \_\_\_\_\_ (date must be at the end of the rental period).

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Phone

Method of Service: Personal Service: \_\_\_\_\_ Post and Mail: \_\_\_\_\_\*

**\* Add one additional day for compliance if served by post and mail.**