



California Tenants – Use this letter if you are a tenant who was issued a written no-fault eviction for substantial repairs to the unit.

Instructions:

- 1. Click here to open a Microsoft Word version of this sample letter
2. The Microsoft Word-version will have the same blank spaces as this version, but will not have the comments in the margin. Fill out the blanks in the Microsoft Word-version using the comments on the margins of this version as a guide.
3. Use this sample letter if you are a tenant whose landlord is evicting you due to receiving a written no-fault eviction for a substantial repairs to the unit.
4. Please note that you should tailor this letter to the facts in your case. This template is not a substitute for legal advice. If you need help finding a tenant attorney, please see the Tenants Together Directory.
5. Once filled out with your information and sent to your landlord, keep a copy for your records.

Sent via Certified Mail- Return Receipt Requested

( )

Commented [MC1]: Date

( )
( )

Commented [MC2]: Full name of landlord and/or property manager

Commented [MC3]: Address of landlord and/or property manager

Dear ( ),

Commented [MC4]: Full name of landlord and/or property manager

I ( ) am a tenant at ( ). I am writing because on ( ) you or your staff notified me that I would be evicted or served me with an eviction notice claiming that you plan to remodel the unit.

Commented [MC5]: Your/tenant's name(s)

Commented [MC6]: Address, City, State, Zip

Commented [MC7]: Insert date that you were told about eviction or served with eviciton notice

California's new Tenant Protection Act has specific requirements for an owner demolishing or substantially remodeling a property. In order to lawfully evict a tenant due to remodeling under California Civil Code Section 1946.2(b)(2)(D), you must plan to replace or substantially modify something in the unit in a way that requires a permit, or else you must be addressing hazardous materials in the unit. In both cases, it must not

be possible to do the work in a safe manner with tenants in the unit, and it must take more than 30 days to do the work.

Given this law, I respectfully request that you provide evidence of this substantial remodel – permits, architectural drawings, contractor work plans or invoices for the demolition or remodeling work – or you cease and desist this eviction action. If you rescind this eviction notice, I will continue to pay my rent of ( ) per month.

**Commented [MC8]:** Insert current amount of rent

At your earliest convenience, please respond in writing to confirm that you have received this information.

Sincerely,

( )  
( )

**Commented [MC9]:** Your signature

**Commented [MC10]:** Your full name