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

(___________)
(______________)
(______________)

Dear (_________________)

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

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.

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

Sincerely,

[______________]
[______________]

Commented [MC8]: Insert current amount of rent
Commented [MC9]: Your signature
Commented [MC10]: Your full name