**Sent via Certified Mail- Return Receipt Requested**

(\_\_\_\_\_\_\_\_\_\_\_)

(\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

(\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

Dear (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) ,

I (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) am a tenant at (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_). I am writing because you or your staff notified me on (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) with a written notice that you will be terminating by tenancy via a (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_).

As you may know, California recently enacted AB1482, “Tenant Protection Act of 2019.” Beginning January 1, 2020, the bill limits the reasons a landlord can evict a tenant to certain just causes for any tenant that has resided in the unit for 12 months or more. I have been in the unit since (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_), and therefore qualify for the just cause protections of AB1482. Under AB1482, a landlord can terminate a tenancy because of a tenant’s actions (“at-fault” just causes) -- for example, if the tenant fails to pay rent. Other just causes for eviction are “no-fault” and occur when the eviction results due to the owner’s action or the owner’s compliance with a government entity. AB1482 allows “no-fault” evictions in only a few select instances: (1) the owner or a relative plans to occupy the unit, (2) the owner is taking the unit off the rental market, (3) the owner intends to demolish or substantially remodel the unit, or (4) a government or court ordinance or order requires the unit to be vacant.

You written noticed stated that you plan to terminate my tenancy because of (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_). This rationale is not a valid “no-fault” just cause under AB1482. Accordingly, I request that you comply with the requirements of AB1482, rescind the eviction notice and allow me to continue my tenancy.

Thank you for your prompt attention to this matter.

Sincerely,

(\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

(\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)