



California Tenants -- Letter to assert right to quiet enjoyment

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. This sample letter is intended to be used if you are a tenant experiencing landlord interference with your use of your home.
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, keep a copy for your records.

Sent via Certified Mail- Return Receipt Requested

( )

Comment [SSL1]: date

( )

Comment [SSL2]: Full name of landlord or property manager

( )

Comment [SSL3]: Address of landlord or property manager

Dear ( ),

Comment [SSL4]: Full name of landlord or property manager

On ( ), I received ( ) notice from you of a rent increase at ( ). I am writing to inform you that I did not receive proper notice of this change. Pursuant to California Code § 827, any rent increase must be provided to the tenant by the landlord or appropriate property manager through a proper notice.

Comment [SSL5]: Date notice was received

Comment [SSL6]: State whether the notice was verbal or written

Comment [SSL7]: Address of unit where rent increase is to be made

The rule states that a notice raising residential rent less than 10% of that charged the tenant in the previous 12 months must be given to the tenant at least 30 days before the effective date of the increase. Further, a minimum of 30 days' notice is required regardless of whether the tenancy is month-to-month or any period less than a month. If the rent increase is more than 10% of any month's rent in the tenant's previous 12 months living in the residential unit, there must be a 60 day notice provided to the tenant.

Further, notification of proper rental increase must be given to the tenant through written documentation which may be served to the tenant by either personal service or through proper mail. If the landlord chooses to mail the notice, an additional 5 days' notice is proper, which means 35 days' notice from the date of mailing if the rent increase is 10 percent or less and 65 days' notice if more than 10 percent.

The notice you provided me on ( ) does not comply to the above California statute, and therefore it is not valid. Please comply with the above statute if you wish to pursue a rent increase.

Sincerely,

( )

( )

**Comment [SSL8]:** Date notice was received

**Comment [SSL9]:** Your signature

**Comment [SSL10]:** Your full name