



California Tenants – Use this sample letter if you are a tenant who must leave your home before the end of a lease due to uninhabitable conditions.

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 who must leave your home before the end of a fixed-term lease due to uninhabitable conditions. Please note that NOT all issues in your apartment will justify you leaving before your lease is up. For example, mere aesthetic issues with your unit would not make it untenable. To learn more, call the Tenants Together Hotline at (888) 495- 8020.
4. Make sure you have written documentation of your requests for repairs before using this letter.
5. 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.
6. Once filled out with your information and sent to your landlord, keep a copy for your records.

Sent via Certified Mail- Return Receipt Requested

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Commented [SSL1]: Date

()
()

Commented [SSL2]: Full name of landlord and/or property manager

Commented [SSL3]: Address of landlord and/or property manager

Dear (),

Commented [SSL4]: Full name of landlord and/or property manager

I () am a tenant at (). I am writing because I am ending our rental arrangement and vacating the premises due to continued uninhabitable conditions that you have failed to address.

Commented [SSL5]: Your/tenant's name(s)

Commented [SSL6]: Address, City, State, Zip

California law permits tenants to vacate the premises due to “dilapidations rendering the premises untenable” once a landlord has been notified about the conditions and neglects to make repairs within a “reasonable time.” In this situation, the tenant “shall be discharged from further payment of rent, or the performance of other conditions as of the date of vacating the premises”. California Civil Code § 1942(a).

As you are aware, I have previously asked you to fix the following conditions:

(

_____))

I provided notice to you of these serious conditions on (_____) and they have not been addressed. Therefore, pursuant to California Civil Code § 1942, I will be vacating the premises on (_____) and am relieved of any further rent obligations.

[Optional: Please forward my security deposit in the amount of \$ _____ to _____ .]

Sincerely,

(_____)
(_____)

Commented [SSL7]: Insert details about the condition of the apartment and issues that make it uninhabitable/unlivable (for example, no power, no hot water, plumbing issues, flooding issues, bedbug issues)

Commented [SSL8]: Insert date, time and method that you provided the landlord notice of these conditions.

Commented [SSL9]: Date that you will be vacating the property.

Commented [SSL10]: Amount of Security Deposit

Commented [SSL11]: The address where you would like to have the security deposit sent.

Commented [SSL12]: Use this Paragraph if you have paid a security deposit and would like to inform the landlord of where to return it to you.

Commented [SSL13]: Your Signature

Commented [SSL14]: Your Full Name