



California Tenants – Use this letter if you are a tenant who was issued a 3-day for cause eviction notice and you dispute the underlying facts of the eviction.

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 was issued a 3-day for cause eviction notice and you dispute the reason for the eviction.
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 you or your representative notified me on ( ) date via a written notice that you will be terminating by tenancy due to ( ). You allege I am out of compliance with my lease due to ( ). However, ( ). Therefore, you have no grounds to terminate my tenancy.

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

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

Commented [MC7]: Insert date when you received the written notice

Commented [MC8]: Insert reason for eviction such as nonpayment of rent, lease violation

Commented [MC9]: Insert reason for eviction such as nonpayment of rent, lease violation

Commented [MC10]: Insert reason that your landlord is incorrect about the situation, providing specific examples and proof is possible (for examples, evidence of rent payment)

Please promptly confirm that you are withdrawing this notice. In addition, please refrain from filing any eviction lawsuit based on this meritless notice, as a lawsuit based on a such a notice may give rise to liability for malicious prosecution.

Sincerely,

(  
(

**Commented [MC11]:** Your signature

**Commented [MC12]:** Your full name