



California Tenants -- Letter in response to invalid eviction notices per SB91

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 covered by SB91 eviction protections and was given an eviction notice that did not state an allowable just cause reason.
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

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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 staff notified me on () via a written notice that you will be terminating my tenancy without cause via a ().

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 30-day, 60-day, 90-day eviction

As you may know, on January 29, 2021, Governor Newsom signed SB91, "COVID-19 Tenant Relief Act," which extended statewide COVID-19 related renter protections through June 30, 2021. Under SB91, landlords may not evict a tenant without stating an allowable reason, a "just cause," between February 1, 2021 through June 30, 2021. (AB3088 similarly protected tenants from no-fault evictions starting in March 1, 2020 through January 31, 2021.) The eviction notice you provided offered no valid reason for the eviction, and thus is considered a no-fault eviction, which is explicitly banned by SB91.

Given the clear wording of SB91, I request that you rescind the eviction notice and allow me to continue my tenancy.

Sincerely,

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Commented [MC9]: Your signature
Commented [MC10]: Your full name