

NOTICE TO PAY RENT OR QUIT

To: **John Doe 1** (“Tenant”)
 John Doe 1 (“Tenant”)
 John Doe 1 (“Tenant”)
 Any other occupants (“Tenant”)

Property Address: **Address**
 City, CA Zip

Notice to the above-named person(s) and any other occupants of the above-referenced Premises:

WITHIN 3 DAYS from service of this Notice you are required to either:

1. Pay rent for the Premises in the following amount, which is past due, to (Name) xxxxxxxxxxx (Phone) xxx-xxx-xxxx at Address, City CA Zip, Between the hours of 9-5 on the Following days: Monday-Friday

Past Due Rent:	\$1,400.00	for the period of	1/1/2023	to	1/31/2023
	\$1,400.00	for the period of	2/1/2023	to	2/29/2023
	\$1,400.00	for the period of	3/1/2023	to	3/31/2023
		Total Due			\$4,200.00

2. OR 2. Vacate the Premises and surrender possession.

You are further notified that by this notice that within three days after service of this notice upon you, you must pay the amount of said rent in full or quit said premises and deliver up possession of the same to the landlord or the undersigned landlord will commence proceedings for an unlawful detainer against you to recover possession, and the undersigned elects and declares a forfeiture of any alleged purported agreement for the failure to comply with this notice.

Stale law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

REQUIRED NOTICE FROM THE STATE OF CALIFORNIA: If (1) before October 2021 you paid your landlord 25% of the rent you missed between September 01, 2020 and September 30, 2021, and you signed and you returned on time any and all

declarations of Covid-19 related financial distress that your landlord gave to you, or (2) You completed an application for government rental assistance on or before March 31, 2022, you may have protections against eviction.

Landlord (Owner or Agent) xxxxxxxx

Date 2/1/2023

Address: Address, City, CA Zip

Telephone: xxx-xxx-xxxx Fax:

This Notice was served by:

- 1) **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- 2) **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at Tenant's residence.
- 3) **Post and mail.** A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.