

**GARY D. FIDLER & ASSOCIATES, APLC**

STATEWIDE EVICTION SERVICES

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PLEASE EMAIL YOUR EVICTION REQUEST TO [**EVICTIONSDEPT.GFC@GMAIL.COM****](mailto:****EVICTIONSDEPT.GFC@GMAIL.COM****)****GENERAL INFORMATION**

NAME OF COMMUNITY	
COUNTY AND CITY OF COMMUNITY	
LEGAL NAME OF OWNERSHIP	
<u>YEAR BUILT</u>	
PROPERTY LEASING OFFICE ADDRESS	
CONTACT PERSON	
CONTACT E-MAIL	
CONTACT PHONE NO	
Is there a Gate Code? [NO] [YES], Code#: _____	

TENANT INFORMATION

Number of ADULT tenants named in the Lease	
TENANT #1: Name: Cell #: Physical Description	TENANT #2: Name: Cell #: Physical Description
TENANT/s ADDRESS	
Add'l details including best time to serve	

DOCUMENTS NEEDED (Please check box if provided)

<input type="checkbox"/>	LEASE AGREEMENT	<input type="checkbox"/>	LEDGER
<input type="checkbox"/>	NOTICE (3/30/60/90)	<input type="checkbox"/>	RENT INCREASE NOTICE
<input type="checkbox"/>	PROOF OF SERVICE FOR EVICTION NOTICE/PROOF OF SERVICE FOR CITY OF LA RENTER PROT NOTICE	<input type="checkbox"/>	LOS ANGELES PROTECTION NOTICE
<input type="checkbox"/>	EVICTION NOTICE FILING CONFIRMATION LA HOUSING DEPT.	<input type="checkbox"/>	UD 120 (THIS FORM WILL BE SENT FROM OUR OFFICE ONLY IF THERE IS A DEFAULT DATE-THE FORM MUST BE RETURNED ASAP)

RENT RELIEF

	YES	NO
Has the tenant applied for ULA ERAP btwn Sept. 19, 2023 and Oct. 31, 2023? If so, tenant is protected from eviction.		

SAN DIEGO MUNICIPAL CODE

Did you include an attachment to the notice with the required language?	California law limits the amount your rent can be increased. See California Civil Code section 1947.12 for more information. Local law also provides that a landlord shall provide a statement of cause in any notice to terminate a tenancy. In some circumstances, tenants who are seniors (62 years or older) or disabled may be entitled to additional tenant protections. See Chapter 9, Article 8, Division 7 of the San Diego Municipal Code for more information.
Did you include a copy of the Tenant Protection Guide?	See attached.
Are you exempt from Division 7, Residential Tenant Protections of the SDMC?	<ol style="list-style-type: none">1. Is your building affordable housing;2. Is it restricted by deed, regulatory restriction, etc.?3. Is your building housing that has been issued a certificate of occupancy within the previous 15 years?

PROPERTY TYPE (Check all that apply or fill in the box)

	YES	NO
Is the property subject to the CARES Act? i.e., Does the property receive Federal funding or participate in Federal grants or mortgage programs?		
If the property is subject to the CARES Act, are you using a 30 day to pay/30 day to quit notice? ¹		
Does the property receive subsidies from any housing programs such as LIHTC, HUD or Section 8 ?		
Is the property subject to the <u>Residential Stabilization Ordinance</u> or <u>RSO</u> ?		

MANDATORY TO DO LIST – DID YOU.....

	Include NAME OF PERSON, TELEPHONE NUMBER and ADDRESS to whom rent payment shall be made.
	Include AMOUNT DUE (use base rent per month only-amount could be less than base rent for the month, but never more)
	Use complete dates. i.e., September 1, 2022 – September 30, 2022 or 9/1/2022-9/30/2022
	If payment is to be made IN PERSON , include the usual days and hours that person will be available to receive payment. If address is same, then no need to include an additional address.
	Include negative credit reporting language. “Pursuant to <i>California Civil Code §1785.26</i> , you are hereby notified that a negative credit report may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.”
	Include election of forfeiture language in the notice. “Your landlord elects to declare your tenancy forfeited”
	Include a VAWA Notice, if applicable.
	Serve the City of Los Angeles Renter Protection Notice.
	Include the information regarding the Number of Bedrooms in the Property for purposes of Fair Market Value.
	File the notice with the Los Angeles Housing Department.

**The information provided on this form does not, and is not intended to, constitute legal advice; instead, all information, content, and materials available on this site are for general informational purposes only. Use of, and access to, this form or resources contained within the site do not create an attorney-client relationship between the reader, user, or browser and website authors, contributors, contributing law firms, or committee members and their respective employers.*

¹ Based on a Washington court decision, our office is recommending use of a 30 day to pay/30 pay to quit instead of a 3 day/30 day.