



GARY D. FIDLER & ASSOCIATES, APLC

STATEWIDE EVICTION SERVICES

2719 WILSHIRE BLVD., SUITE 200, SANTA MONICA, CA 90403

www.California-landlordlawyers.com

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

LA CITY ORDINANCE (Check all that apply or fill in the box)

Number of bedrooms		
ECONOMIC THRESHOLD FAIR MARKET RENT PER BEDROOM SIZE Year FY 2024 - Effective October 2023 - September 2024 – compare notice amount with these amounts →	Efficiency	\$1,777
	1-Bedroom	\$2,006
	2-Bedroom	\$2,544
	3-Bedroom	\$3,263
	4-Bedroom	\$3,600
	YES	NO
Was the rent increased during the tenancy?		
If yes, state date/s of increase and amount.		
Have any of the tenants been released from lease obligations? i.e, Victim of domestic violence OR roommate release?		
Was a City of Los Angeles Renter Protections Notice SERVED with the termination notice?		

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?		
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. <i>“Pursuant to <u>California Civil Code §1785.26</u>, 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.”</i>
	Include election of forfeiture language in the notice. <i>“Your landlord elects to declare your tenancy forfeited”</i>
	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.*