

# 15 DAY NOTICE TO PAY RENT OR QUIT

TO \_\_\_\_\_  
And all other tenants in possession of the premises described as:  
Address \_\_\_\_\_  
City \_\_\_\_\_ Zip Code \_\_\_\_\_  
County \_\_\_\_\_ of California

PLEASE TAKE NOTICE that the rent is now due and payable on the above-described premises which you currently hold and occupy.  
Your rent account is delinquent in the amount itemized as follows:

Rental Period \_\_\_\_\_ Rent Due \$ \_\_\_\_\_

Rental Period \_\_\_\_\_ Rent Due \$ \_\_\_\_\_

Rental Period \_\_\_\_\_ Rent Due \$ \_\_\_\_\_

Total Rent Due \$ \_\_\_\_\_

Less partial payments of \$ \_\_\_\_\_

Equals TOTAL BALANCE DUE \$ \_\_\_\_\_

Deliver and make rent payable to: \_\_\_\_\_  
At: \_\_\_\_\_  
Phone# \_\_\_\_\_  
Days: \_\_\_\_\_ Time: \_\_\_\_\_

You are hereby required to pay said rent in full within fifteen(15) days or to remove from and deliver up possession of the above-described premises, or legal proceedings will be instituted against you to recover possession of said premises, to declare the forfeiture of the Lease or Rental Agreement under which you occupy said premises and to recover rents and damages, together with court costs and attorney's fees, according to the terms of your Lease or Rental Agreement.

You cannot be evicted for failure to comply with the notice if you deliver a signed declaration of COVID-19-related financial distress to the landlord or landlord's agent on or before the date that the notice to pay rent or quit expires.

Dated this \_\_\_\_\_

Owner/ Manager

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant's (s) in possessions in the manner (s) indicated below:

- On \_\_\_\_\_, I handed the notice to the tenant.
- On \_\_\_\_\_, after attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/ business, and I deposited a true copy of the notice in the United States Postal mail service, in a sealed envelope with prepaid, address to the tenant at his/ her place of residence.
- On \_\_\_\_\_, after attempting service, in both manners indicated above, I posted the notice in a conspicuous place at the tenant's residence, and I deposited a true copy of the notice in the United States Postal mail service, in a sealed envelope with prepaid, address to the tenant at his/her place of residence.

Executed on \_\_\_\_\_, at the City of \_\_\_\_\_  
County of \_\_\_\_\_, State of California.

Served by \_\_\_\_\_

NOTICE FROM THE STATE OF CALIFORNIA:

If you are unable to pay the amount demanded in this notice, and have decreased income or increased expenses due to COVID-19, you may sign and deliver the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays, and your landlord will not be able to evict you for this missed payment so long as you make the minimum payment (see below). You will still owe this money to your landlord. You should keep a copy or picture of the signed form for your records.

If you provide the declaration form to your landlord as described above AND, on or before January 31, 2021, you pay an amount that equals at least 25 percent of each rental payment that came due or will come due during the period between September 1, 2020, and January 31, 2021, that you were unable to pay as a result of decreased income or increased expenses due to COVID-19, your landlord cannot evict you. Your landlord may require you to submit a new declaration form for each rental payment that you do not pay that comes due between September 1, 2020, and January 31, 2021.

For example, if you provided a declaration form to your landlord regarding your decreased income or increased expenses due to COVID-19 that prevented you from making your rental payment in September and October of 2020, your landlord could not evict you if, on or before January 31, 2021, you made a payment equal to 25 percent of September's and October's rental payment (i.e., half a month's rent). If you were unable to pay any of the rental payments that came due between September 1, 2020, and January 31, 2021, and you provided your landlord with the declarations in response to each 15-day notice your landlord sent to you during that time period, your landlord could not evict you if, on or before January 31, 2021, you paid your landlord an amount equal to 25 percent of all the rental payments due from September through January (i.e., one and a quarter month's rent).

You will still owe the full amount of the rent to your landlord, but you cannot be evicted from your home if you comply with these requirements. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes. Failure to respond to this notice may result in an unlawful detainer action (eviction) being filed against you.

For information about legal resources that may be available to you, visit [lawhelpca.org](http://lawhelpca.org).

## Declaration of Covid-19-related Financial Distress

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

Typed Tenant Name: \_\_\_\_\_ Typed Tenant Name: \_\_\_\_\_

**Signed under penalty of perjury:** \_\_\_\_\_ **Dated:** \_\_\_\_\_

**Signed under penalty of perjury:** \_\_\_\_\_ **Dated:** \_\_\_\_\_

Please return signed declaration by one of the following:

In person at the following address:

\_\_\_\_\_

By United States Postal Mail to the following address:

\_\_\_\_\_

By E-Mail: \_\_\_\_\_