This form is provided to Landlords free of charge by **The Law Offices of Todd Rothbard** 100 Saratoga Ave., Suite 200

Santa Clara, CA 95051 Phone: (408) 244-4200

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Please email us and we will send you instructions on filling out and serving this notice, and will answer any other questions you may have.

THREE DAY NOTICE TO PAY RENT OR QUIT

(C.C.P. Section 1161 Subsection 2)

TO:		, and all tenants in possession:			
THE PREMISES herein re State of California, and are designa		ted in the City	of Alameda, County of Alameda,		
		, Alameda, CA			
PLEASE TAKE NOTICE is due and unpaid in the sum of \$ _		been paid for	the below described premises and		
WITHIN THREE DAYS weekends and judicial holidays, yo deliver up possession of said premi	ou are required to		his Notice upon you, excluding or, in the alternative, to quit and		
SHOULD YOU FAIL to pathree day period, your landlord will declare a forfeiture of the lease or rand to recover all unpaid rent, unlar	l institute legal pental agreement	proceedings to by which you	hold possession of said premises,		
Payment should be made to:	Name: Address:				
	Telephone:				
(Check should be made payable to:)		
PAYMENT MAY BE MADE IN A	ANY OF THE CH	HECKED ME	THODS BELOW:		
By personal delivery: The usual days and hours when available to accept payments are the days of between the hours of	By mail or cour to the above add be postmarked withree day notice	dress (must within the	By deposit into Account #at Bank Name: Address:		
and			By electronic funds transfer pursuant to previously established procedure		

COVID-19 DEFENSE: On March 16, 2020, Governor Gavin Newsome Issued Executive N-28-20 (the "Order"), that authorized local governments to limit a Landlord's ability to evict a tenant between the date of the Order and May 31, 2020. On March 17, 2020, The City of Alameda enacted an Urgency Ordinance No. 3268 instituting a Defense to evictions for qualified Tenants to take effect immediately, and continuing until May 17, 2020, or as continued by the City Manager.

The defense applies where a tenant who is not able to pay their rent demonstrates by substantial evidence that they have suffered a Substantial Loss of Income (defined as a reduction of

20% or more related to COVID-19, or a substantial increase in out of pocket medical expenses, or extraordinary child care needs), or they or a household/family member is sick with COVID-19.

In order to qualify to have your eviction suspended, you may notify your Landlord of your intention to assert this defense by filling out and returning the attached form. If you do not return this form to your Landlord prior to the expiration of this Notice, your Landlord will assume that you do not have substantial evidence that you qualify for this defense.

PURSUANT TO the Alameda Rent Stabilization And Limitations On Evictions Ordinance, Article XV, 2016, § 6-58.140 your tenancy is being terminated for the causes listed above.

Dated: March 23, 2020	By:	
	Name:	
	Agent /Landlord	

Attachment 1: Notification To Landlord And Substantial Evidence Of Financial Impacts Of COVID-19

THIS NOTICE SUPERSEDES ALL PREVIOUSLY SERVED NOTICES TO PAY OR QUIT

NOTIFICATION TO LANDLORD AND SUBSTANTIAL EVIDENCE OF FINANCIAL IMPACTS OF COVID-19

On March 16, 2020, Governor Gavin Newsome Issued Executive N-28-20, that authorized local governments to limit a Landlord's ability to evict a tenant between the date of the Order and May 31, 2020. On March 17, 2020, The City of Alameda enacted an Urgency Ordinance No. 3268 instituting a Defense to evictions for qualified Tenants to take effect immediately, and continuing until May 17, 2020, or as continued by the City Manager.

The defense applies to where a tenant who is not able to pay their rent demonstrates by substantial evidence that they have suffered a Substantial Loss of Income related to COVID-19.

You may use this form to notify your landlord that you intend to seek the protection of the Order.
Name:
Address:
I intend to seek protection against eviction for nonpayment of rent under City of Alameda Urgency Ordinance N 3268.
I am not able to pay rent for (month), 2020, in the amount due of \$
I have suffered a Substantial Loss of Income relating to or resulting from the COVID-19 pandemic: (you must checat least one)
[] 20% or more reduction in monthly gross pay, as compared to average monthly pay for 2019
[] extraordinary out of pocket medical expenses
[] extraordinary childcare needs arising from school or childcare closures
[] I am sick with COVID-19, or
[] A family member or household member is sick with COVID-19
Specifically, I have experienced the following:
[] I have had to remain off work due to COVID-19 symptoms of a tenant or a member of the tenant's household due to the need of the tenant to self-quarantine because of the exposure to COVID-19 and the lack of paid side leave.
[] I have had a reduction in the number of hours for which I am paid, or have lost my job due to closure of the enterprise, business, restaurant, office, store etc. that employed me.
[] I have had to be off work to care for children whose school is closed.
[] Other:
Documentation/ Substantial Evidence . In addition to notifying your Landlord of your inability to pay, you are advised to provide supporting documents to fulfill your obligation to "demonstrate" the above checked items to "substantial evidence."
I have attached the following substantial evidence of the financial impacts I have experienced due to COVID-19:
[] Letter from employer citing COVID-19 as a reason for reduced work hours or termination.
[] Paycheck stubs from before and after the COVID-19 outbreak
[] Increased out of pocket medical expenses, due to COVID-19
[] Other proof of substantial loss of income related to COVID-19
[] Letter confirming school or daycare closure due to COVID-19 and lack of paid sick leave.
[] Other:
Tenant Signature: Date:

DECLARATION OF SERVICE OF NOTICE TO RESIDENT

I, the undersigned declare that at the time of service of the papers herein referred to, I was at least eighteen (18) years of age, and that I served the following notice:

[X] Three Day Notice to Pay Rent or Quit

On the following resident(s): all tenants in possession on the day of 20 . BY DELIVERING a copy for each of the above-named resident(s) PERSONALLY OR BY LEAVING a copy for each of the above-named resident(s) with a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof: AND MAILING by first class mail on said date a copy to each resident(s) by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the abovenamed resident(s) at their place of residence. OR BY POSTING a copy for each of the above-named resident(s) in a conspicuous place on the property therein described there being no person of suitable age or discretion to be found at the residence or any known usual place of business of said resident(s); AND MAILING by first class mail on said date a copy to each resident(s) by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the abovenamed resident(s) at their place of residence.

testify thereto, I co	ould do so co	mpetently	•		
Executed this	day of	, 20	at	California.	
			Declaran	;	

I declare, under penalty of perjury, that the foregoing is true and correct and if called as a witness to