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

Email: office@toddrothbardlaw.com

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:			
PLEASE TAKE NOTIC is due and unpaid in the sum of \$	*	or the below described premises and			
THE PREMISES herein	referred to are situated in the (	City of .			
County of, St Address:					
	ou are required to pay said re-	this Notice upon you, excluding nt or, in the alternative, to quit and			
three day period, your landlord will from you, to declare a forfeiture of	Il institute legal proceedings to of the lease or rental agreemen	ssession of the premises within said recover possession of said premises at by which you hold possession of ainer damages, attorney's fees (if			
Payment should be made to:	A ddmagg.				
	Talanhana				
(Check should be made payable to	o:	)			
PAYMENT MAY BE MADE IN	ANY OF THE CHECKED M	ETHODS BELOW:			
By personal delivery: The usual days and hours when available to accept payments are the days of	By mail or courier delivery to the above address (must be postmarked within the three day notice period)	By deposit into Account  #at  Bank Name:  Address:			
between the hours of and		By electronic funds transfer pursuant to previously established procedure			

**COVID-19 INCOME LOSS**: 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. The Order, in and of itself, did not suspend the rights of any Landlord to evict a tenant. Such suspension would require local governments to act. Even though your local government has, to our knowledge, not yet taken any steps to suspend evictions, your Landlord has chosen to follow the spirit of the Order and consider your situation, if you qualify.

In order to qualify, you must submit a statement notifying your Landlord (at the address above) that you have experienced a substantial decrease in household or business income, and that that decrease

was caused by COVID-19, and/ or the state, local, or federal government's response to	o COVID-19.
You may notify your Landlord of your intention to request this assistance by filling out	and returning
the attached form.	

Dated:	By:		
		Name:	
		Landlord/ Agent	

Attachment 1: Notification to Landlord of Income Loss Due to COVID-19

THIS NOTICE SUPERSEDES ALL PREVIOUSLY SERVED NOTICES TO PAY OR QUIT

## NOTIFICATION TO LANDLORD OF INCOME LOSS DUE TO COVID-19

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.

The Income Loss Documentation only applies in the following situation:

- 1. The basis of the eviction is nonpayment of rent, or a foreclosure.
- 2. The nonpayment or foreclosure arises out of a "substantial decrease in household or business income, that was caused by COVID-19, or the governmental response to COVID-19," including:
  - a. Layoffs or reduction in hours,
  - b. Substantial decrease in business income due to reduced operable hours or consumer demand, or
  - c. Substantial out of pocket medical expenses.
- 3. The decrease in income is documented.

If 1-3 apply to you, then you may be an "Affected Tenant," meaning your Landlord will take your documented income loss into consideration. This documentation does not waive any unpaid rent, but may delay an eviction for a period of time.

If a landlord initiates an eviction for nonpayment of rent during the period the Order is in place, an Affected Tenant should notify the landlord, and provide documentation of income loss due to COVID-19, <u>prior to the expiration of the three day notice</u>.

You may use this form to notify your landlord that you intend to stop an eviction because you are an <b>Affected Tenant</b> :
Name:
Address:
Amount of Rent Due and Unpaid:
I intend to seek protection against eviction for nonpayment of rent under the Order, because I am an Affected Tenant (as defined above). My household or business income has substantially decreased as a result of COVID-19, including the governmental response to it, due to the following: (you must check at least one)
[] Job or Income Loss due to COVID-19
[] Missing work to case for a child due to school closure in response to COVID-19
[] Reduction of hours due to COVID-19
[] State or local emergency action, in response to COVID-19, that prevents me from working or opening my business
[] Substantial increase in out of pocket medical expenses due to COVID-19
[ ] Other:
<b>Documentation Required</b> . In addition to notifying your Landlord of your status as an Affected Tenant (above), you may only claim COVID-19 as a Defense to eviction if you have, prior to the Notice of Termination expiring, provided written documentation or other objectively verifiable proof of your status as an Affected Tenant.
I have attached the following required documentation of my status as an Affected Tenant:
[] 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
[] Bank Statements showing financial situation before and after the outbreak of COVID-19
[] Other proof of substantial loss of income related to COVID-19
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

	following resident(s):					, and
on the	day of	20	<u>_</u> .			
	BY DELIVERING a copy for			amed resident(	s) PERSONA	LLY
OR						
	BY LEAVING a copy for eac discretion at the residence or uthereof;			· /	-	_
	AND MAILING by first class in the United States Mail, in a named resident(s) at their place	sealed e	nvelope, wit			
OR						
	BY POSTING a copy for each property therein described the residence or any known usual	re being	no person of	suitable age of	or discretion to	
	AND MAILING by first class in the United States Mail, in a named resident(s) at their place	sealed e	nvelope, wit	1 .	` '	
testify	I declare, under penalty of per thereto, I could do so compete		t the foregoin	ng is true and	correct and if	called as a witness to
Execute	ed this day of, 20	0 at_	(	California.		
		<del>-</del>	Declarant			
			Jeciarani			