

CALIFORNIA 14-Day Notice to Terminate Lease (Domestic Violence)

Date: _____

Landlord/Property Manager: _____

Landlord/Property Manager Address: _____

Dear _____,

I _____ am a tenant at _____. I am, or a family member who lives in my home is, a victim of domestic violence, sexual assault, stalking, human trafficking, elder abuse, or dependent adult abuse. Pursuant to California Civil Code § 1946.7, this letter serves as my 14-day notice that I will end my rental agreement on _____ (Date).

California Civil Code § 1946.7 allows victims of abuse that have a restraining order, a police report, or documentation from qualified 3rd parties to break their lease without owing additional rent. Tenants must provide at least 14-days' notice of intent to terminate the tenancy, and after those 14 calendar days, the tenant is no longer responsible for rent. California Civil Code § 1946.7(d). If the tenant vacates the apartment before the 14-days' notice period ends, and the landlord re-rents the unit for that period, the landlord must refund the prior tenant rent for the those days in which the new tenant occupied the unit. California Civil Code § 1946.7(d).

For documentation of the abuse, I have enclosed (one of the following):

- A copy of a temporary restraining order/emergency protective order/protective order, issued within the last 180 days, on behalf of myself or a family member who lives in my home; OR
- A copy of a police report, issued within the last 180 days, showing that I, or a family member living in my home, was the victim of an act of domestic violence, sexual assault, stalking, human trafficking, elder abuse or dependent adult abuse; OR
- Documentation from a qualified third-party (such as doctor, psychologist, licensed clinical social worker or domestic violence or sexual assault counselor) verifying that I am, or a family member in my home is, a victim of domestic violence, sexual assault, stalking, human trafficking, elder abuse or dependent adult abuse

Sincerely,

(Signature)

(Print Name)

* * *

Tenant Statement and Qualified Third-Party Statement under Civil Code Section 1946.7

Part I. Statement By Tenant

I, _____, state as follows:

I, or a member of my household or immediate family, have been a victim of

The most recent incident(s) happened on or about _____.

The incident(s) was/were committed by the following person(s), with these physical description(s)

(Signature)

(Print Name)

(Date)

Part II. Qualified Third Party Statement

I, _____, state as follows:

My business address and phone number are:

Check and complete one of the following:

____ I meet the requirements for a sexual assault counselor provided in Section 1035.2 of the Evidence Code and I am either engaged in an office, hospital, institution, or center commonly known as a rape crisis center described in that section or employed by an organization providing the programs specified in Section 13835.2 of the Penal Code.

____ I meet the requirements for a domestic violence counselor provided in Section 1037.1 of the Evidence Code and I am employed, whether financially compensated or not, by a domestic violence victim service organization, as defined in that section.

____ I meet the requirements for a human trafficking caseworker provided in Section 1038.2 of the Evidence Code and I am employed, whether financially compensated or not, by an organization that provides programs specified in Section 18294 of the Welfare and Institutions Code or in Section 13835.2 of the Penal Code.

____ I am licensed by the State of California as a: _____ and I am licensed by, and my license number is: _____

The person who signed the Statement By Tenant above stated to me that he or she, or a member of his or her household or immediate family, is a victim of:

The person further stated to me the incident(s) occurred on or about the date(s) stated above.

I understand that the person who made the Statement By Tenant may use this document as a basis for terminating a lease with the person's landlord.

(Signature)

(Print Name)

(Date)