

30-Day Notice of Termination of Tenancy
(Tenancy Less Than One Year)

To: _____,
(name)

Tenant(s) in possession of the premises at _____,
(street address)

City of _____, County of _____, California.

YOU ARE HEREBY NOTIFIED that effective THIRTY (30) DAYS from the date of service on you of this notice, the periodic tenancy by which you hold possession of the premises is terminated, at which time you are required to vacate and surrender possession of the premises. Your failure to vacate the premises will result in the initiation of legal proceedings against you to recover possession of the premises, damages for every day of occupancy after the expiration date of this notice, and costs of suit, including attorney fees.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out.

Date: _____
(Owner/Manager)

Proof of Service

I _____, the undersigned, being at least 18 years of age, served this notice, of which this is a true copy, on _____, one of the occupants listed above as follows:

- ___ On _____, _____, I delivered the notice to the occupant personally.
- ___ On _____, _____, I delivered the notice to a person of suitable age and discretion at the occupant's residence/business after being attempted personal service at the occupant's residence, and business, if known. On _____, _____, I mailed a second copy to the occupant at his or her own residence.
- ___ On _____, _____, I posted the notice in a conspicuous place on the property, after having attempted personal service at the occupant's residence, and business, if known, and after having been unable to find there a person of suitable age and discretion. On _____, _____, I mailed a second copy to the occupant at the property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____
Signature