



CALIFORNIA PROPERTY LAW GROUP, APC

A Professional Law Corporation
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If you believe that your tenant has abandoned the property, you can look to serve your tenant a notice of belief of abandonment.

The lessor may give a notice of belief of abandonment to the lessee pursuant to this section only where the rent on the property has been due and unpaid for at least 14 consecutive days and the lessor reasonably believes that the lessee has abandoned the property. The date of termination of the lease shall be specified in the lessor's notice and shall be not less than 15 days after the notice is served personally or, if mailed, not less than 18 days after the notice is deposited in the mail.

The lessor's notice of belief of abandonment shall be personally delivered to the lessee or sent by first-class mail, postage prepaid, to the lessee at the lessee's last known address and, if there is reason to believe that the notice sent to that address will not be received by the lessee, also to any other address known to the lessor where the lessee may reasonably be expected to receive the notice.

If at any time before the notice expires, the tenant pays the rent or gives you notice that they have not abandoned the property, you cannot change the locks and take possession. If you are looking to regain possession, you must use other methods to regain possession.



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NOTICE OF BELIEF OF ABANDONMENT

To: _____
Name of lessee/tenant

Address of lessee/tenant

This notice is given pursuant to Section 1951.3 of the Civil Code concerning the real property leased by you at _____. The rent on this property has been due and unpaid for 14 consecutive days and the lessor/landlord believes that you have abandoned the property. The real property will be deemed abandoned within the meaning of Section 1951.2 of the Civil Code and your lease will terminate on _____ (here insert a date not less than 15 days after this notice is served personally or, if mailed, not less than 18 days after this notice is deposited in the mail) unless before that date the lessor/landlord receives at the address indicated below a written notice from you stating both of the following:

- (1) Your intent not to abandon the real property.
- (2) An address at which you may be served by certified mail in any action for unlawful detainer of the real property.

You are required to pay the rent due and unpaid on this real property as required by the lease, and your failure to do so can lead to a court proceeding against you.

Signature of lessor/landlord

Print name of lessor/landlord

Dated

Address to which lessee/tenant is to send notice