

NOTICE OF CHANGE OF TERMS OF TENANCY

TO: _____

the tenant(s) who is in possession of the premises located at:

You are hereby notified, in accordance with Civil Code Section 827, that 30 days after service upon you of this notice, your tenancy of the above-designated premises will be changed as follows:

REPAIR REQUEST IN WRITING

REPAIRS BY LANDLORD: Where a repair is the responsibility of the Landlord, Tenant must notify Landlord with a written notice stating what items need servicing or repair. Tenant must give Landlord a reasonable opportunity to service or repair said item. Tenant acknowledges that rent will not be withheld unless a written notice has been served on Landlord, giving Landlord a reasonable time to fix said item within the meaning of Civil Code Section 1942.

Under no circumstances may Tenant withhold rent unless said item constitutes a substantial breach of the warranty of habitability as stated in Code of Civil Procedure Section 1174.2. Tenant shall be responsible for any fines or inspection fees imposed by a governmental office as a result of Tenant failing to notify the Landlord in writing of a deficiency with the premises.

A written notice is not required for an emergency situation. (Example: Flooding water)

Date: _____

Landlord/Agent

(This form should be handed to your tenant or if unavailable, post one on the door and mail one by first-class mail.)