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| *Tenant’s Notice to Terminate Month-to-Month Tenancy* |
| Either the property owner or the tenant may terminate a month-to-month tenancy simply by giving written notice from one side to the other. Unless the rental agreement or lease provides for a different time, the notice to terminate must be given to the property owner at least 30 days before the tenant moves out. (See Civil Code section 1946). The tenant can still move out in less than 30 days, but he or she may be liable for the rent for the full 30-day period. |
| Notice may be given by personally delivering the written notice to the landlord, or to the landlord's agent to who rent has been paid, as provided in Code of Civil Procedure section 1162, or by mailing the notice to the landlord, or his or her agent, by certified or registered mail. |
| If the notice is sent by certified mail, request a return receipt card from the post office for proof of delivery. If the property owner refuses to sign for receipt of the notice, it is treated as if he or she received it. |
| If the notice is personally delivered, complete the following proof of service for a record of when the notice was received by the landlord: |



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| ***Proof of Service*** |
| I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the undersigned, being at least eighteen years of  age, served the Notice to Terminate Month-to-Month Tenancy on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ the landlord landlord's agent, as follows: |
| On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_I delivered the notice to the o property owner o property owner’s agent personally. |
| On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, I delivered the notice to a person of suitable age and discretion at the address where I pay my rent each month, after having attempted personal  Service. On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ I mailed a second copy to the property owner at the place where I pay my rent. |
| I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. |

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Signature of Person Serving Notice Date