



SIXTY (60) DAY NOTICE TO QUIT

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RENTER: Brian Cicero, Caren Rowe, et al.

PREMISES: 15667 Lasselle Street #89, Moreno Valley, CA 95541-4747

 Apt. No. Address

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

PLEASE TAKE NOTICE that, within sixty (60) days after the date of service upon you of a copy of this Notice, you are required to quit and deliver up possession of the premises to the owner for the following reason: **(Check the Applicable Provision)**

 refusing, after written request, to execute a written extension or renewal of a written lease or rental agreement for a further term of like duration with similar provisions and such terms as are not inconsistent with, or in violation of, the City of Los Angeles' Rent Stabilization Ordinance;

 the Owner seeks in good faith to recover possession of the premises for use and occupancy by the owner or the owner's spouse, children, parents, or resident manager.*

 the Premises are not a rent-controlled property. No specific reason is required. *(Cannot be used in municipalities with "just cause" or other eviction restrictions.)*

THE SPECIFIC FACTS ARE:

"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, will be lower the sooner you contact your former Owner after being notified that property belonging to you was left behind after you moved out."

IF YOU FAIL TO VACATE, legal action will be instituted against you to recover possession of the premises, to declare the forfeiture of your rental agreement and/or to recover such damages as are allowed by law. This notice supersedes all prior notices to quit served upon you.

* - See Attached Landlord's Declaration of Intent.

Date: 3/4/22

Sergio Omar Guillen

Owner/Agent

Sec. 594 of the Penal Code of California: "Every person who maliciously injures or destroys any real property not his own ... is guilty of vandalism." (A Felony or Misdemeanor)