

THREE (3) DAY NOTICE TO QUIT FOR ILLEGAL ACTIVITY
(Under CCP 1161[4])

TO:

AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION

PLEASE TAKE NOTICE that you are in breach of CCP 1161, Paragraph 4, of the California Civil Code:

"Any tenant, subtenant, or executor or administrator of his or her estate heretofore qualified and now acting, or hereafter to be qualified and act, assigning or subletting or committing waste upon the demised premises, contrary to the conditions or covenants of his or her lease, or maintaining, committing, or permitting the maintenance or commission of a nuisance upon the demised premises or using the premises for an unlawful purpose, thereby terminates the lease, and the landlord, or his or her successor in estate, shall upon service of three days' notice to quit upon the person or persons in possession, be entitled to restitution of possession of the demised premises under this chapter. For purposes of this subdivision, a person who illegally sells a controlled substance upon the premises or uses the premises to further that purpose, shall be deemed to have committed a nuisance upon the premises."

Details of the illegal activity are as follows: _____

YOU ARE HEREBY REQUIRED to remove yourselves from and deliver up possession of said premises to the undersigned within three (3) days, or the undersigned will institute legal proceedings against you to recover possession of the premises and to recover treble damages and rents. The premises referred to are located at _____.

An election has been made to declare a forfeiture of the lease/agreement under which you occupy said premises.

Dated: _____

Person Authorized to Give Notice

Name

Address

Phone Number