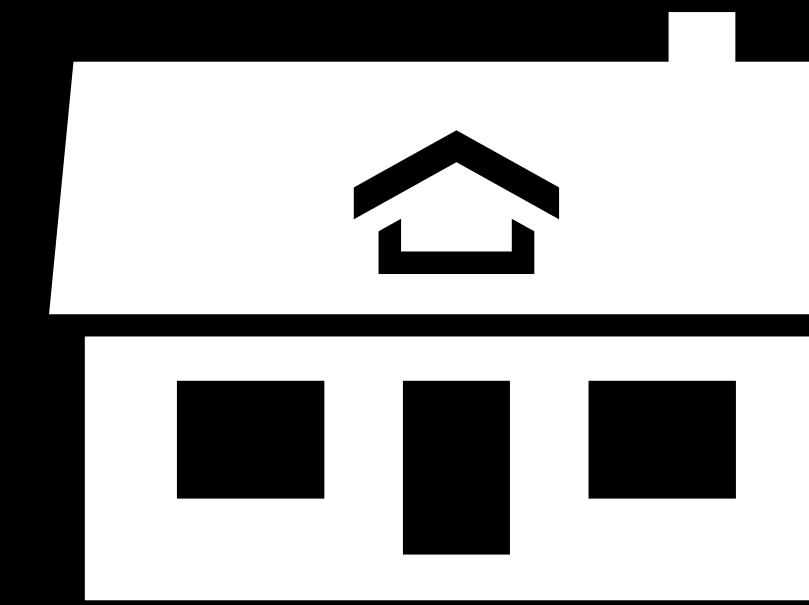
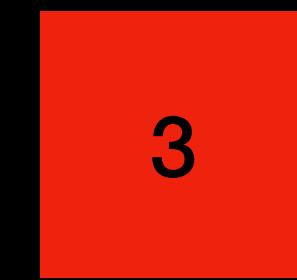
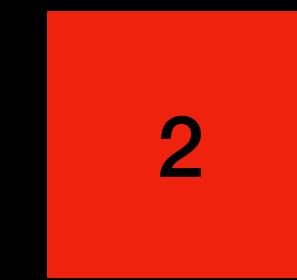
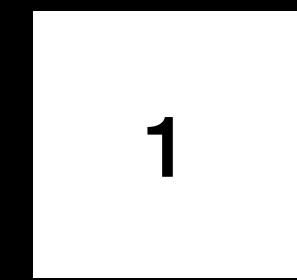


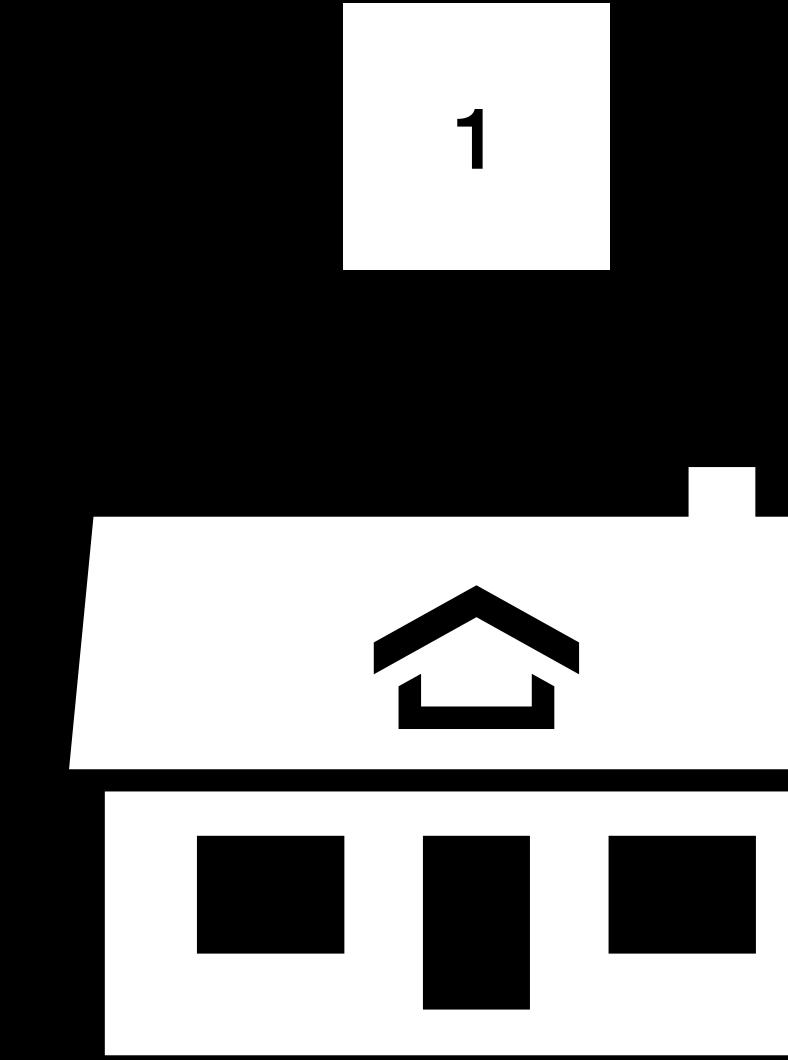
Tenant Hero

65% of SF rents their home

Problem

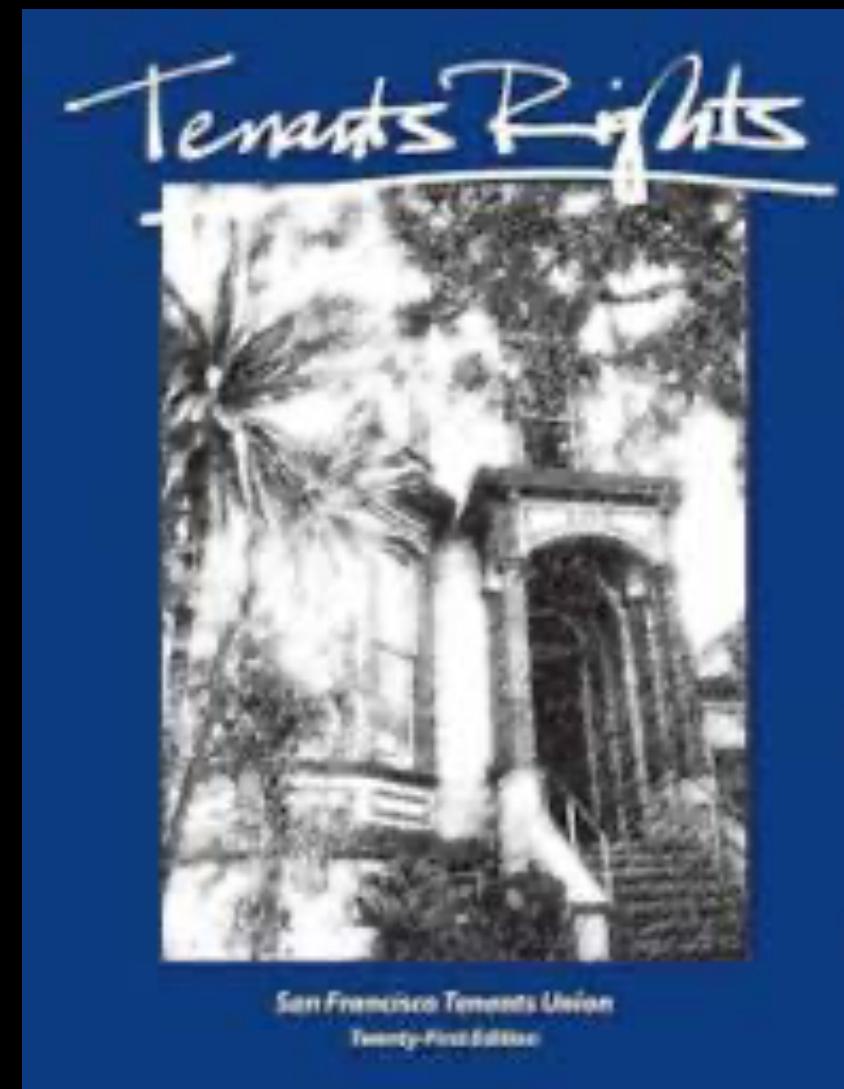


Master Tenant

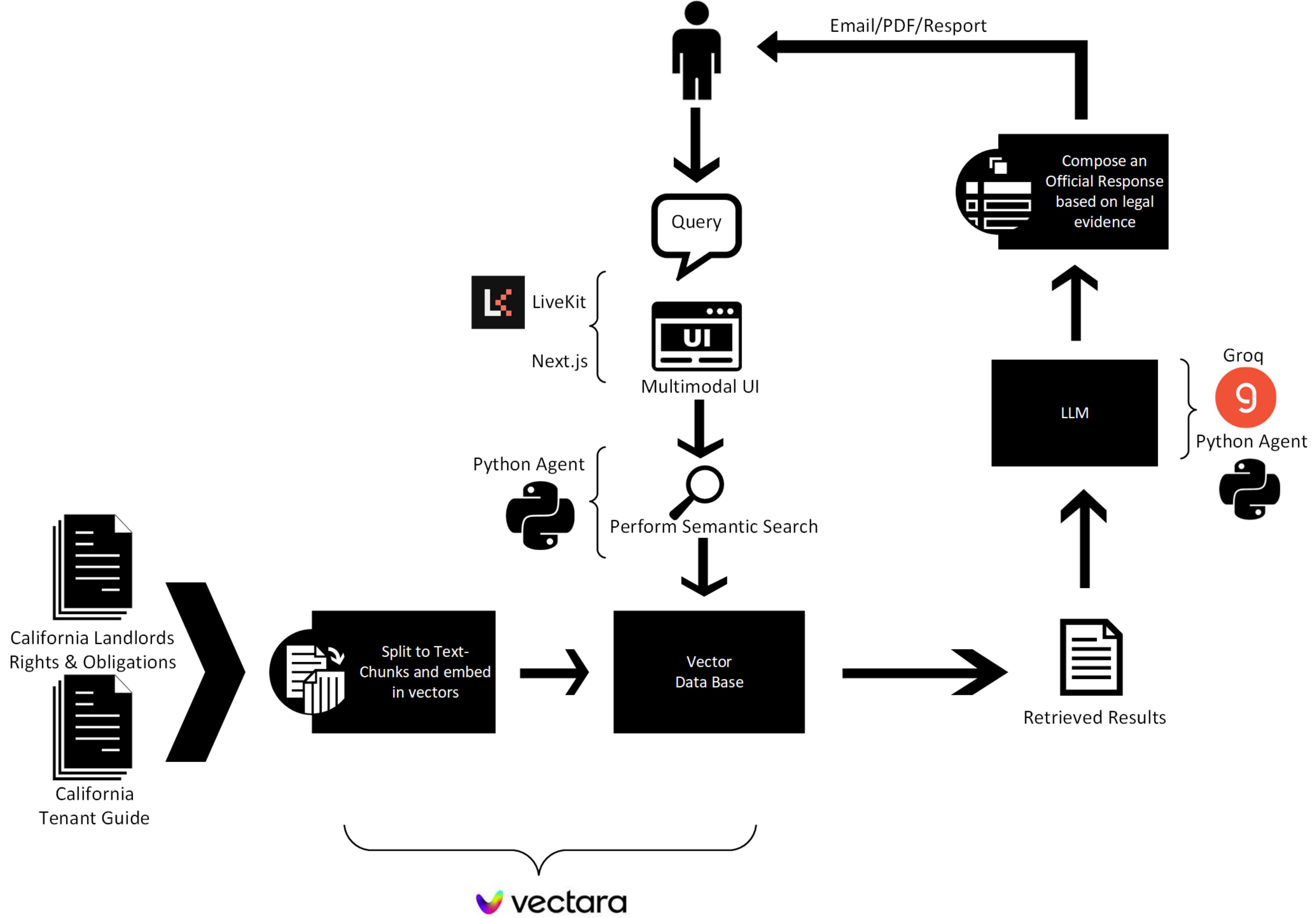


If we can't find a master tenant we may issue you a 60 day notice to move out so we can rent the entire unit to a family at market rate

- Eviction
- “Paper” trail
- Negotiation



Can we make it easier for tenants
to be informed of their rights ?



Demo

PDFS

California-Tenants-Guide.pdf

california-landlord-law-book-v15.pdf

landlord_doc_2024-04-07 18:35:10.003984.pdf

landlord_doc_2024-04-07 18:36:32.588136.pdf

CHAT

YOU

Can you help me write an email to send my landlord to inform her that a 60 day notice to move out of my room because she wants to raise rent is illegal?

TENANT HERO

Loading Tenant Hero for: "Can you help me write an email to send my landlord to inform her that a 60 day notice to move out of my room because she wants to raise rent is illegal?"

TENANT HERO

"Of course, I'd be happy to help you draft an email to your landlord. Here's a suggestion:

Subject: Notice to Landlord: 60-Day Notice to Vacate and Rent Increase

Dear [Landlord's Name],

I hope this message finds you well. I am writing to discuss the notice I received, stating that I must vacate my room within 60 days due to a rent increase. I believe this notice may be in violation of state law.

In California, landlords are generally required to provide a valid reason for terminating a tenancy, and increasing the rent is not a valid reason for issuing a 60-day notice to vacate for tenants who have continuously occupied the premises for 12 months or more (Cal. Civil Code § 1946.2). Furthermore, under the California Tenant Protection Act of 2019, annual rent increases are limited to a certain percentage, depending on the local jurisdiction and the Consumer Price Index (Cal. Civ. Code § 1947.12).

If the proposed rent increase exceeds the allowable limits, or if there is no valid reason for the termination of tenancy, I respectfully request that you withdraw the notice and allow me to continue residing in my room. I am willing to discuss a potential rent increase that adheres to the legal guidelines.

I kindly ask for a prompt response to this matter, as I need sufficient time to make alternative living arrangements if the notice is upheld. I appreciate your understanding and cooperation in this matter.

Thank you for your attention to this important matter.

Sincerely,
[Your Name]

Please note that this email is a general guideline and should be reviewed by a legal professional to ensure it meets your specific needs and complies with local and state laws.

For additional resources, you can consult the following websites:

1. California Department of Consumer Affairs, Tenants: <https://www.dca.ca.gov/consumers/housing/landlord_tenant/index.shtml>
2. California Legislative Information: <<https://leginfo.legislature.ca.gov/>>

These resources can provide you with more information on tenant rights, rent control, and landlord-tenant laws in California."

thank u! 

DESCRIPTION

Hello, I am here to help you with issues you may have as a tenant with your landlord and other legal issues involved while residing in your rental property.

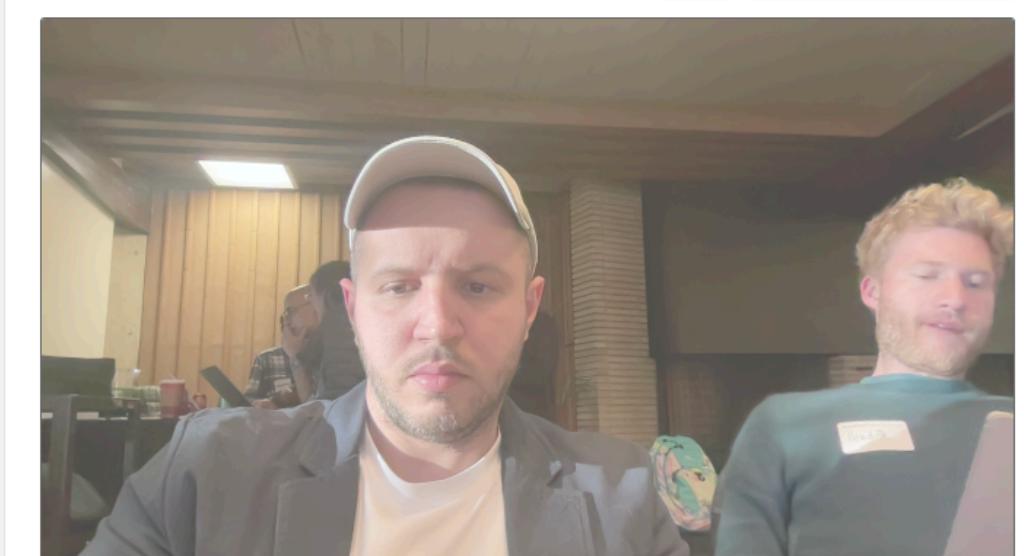
PROPERTY DETAILS

Tenant Name:	JOHN DOE
House Address:	2515 MARDELL WAY
Landlord Name:	SAKO PROPERTIES

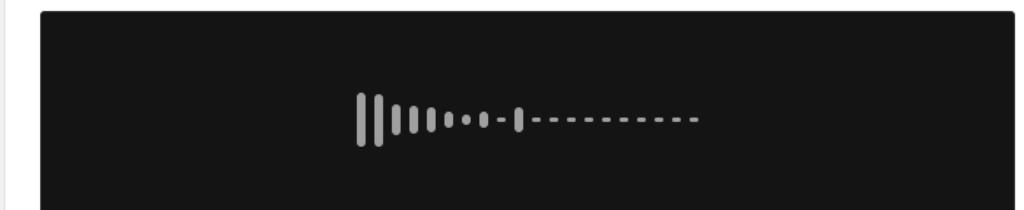
TENANT HERO STATUS

Tenant Hero connected	CONNECTED
Tenant Hero connected	TRUE
Tenant Hero status	

CAMERA



MICROPHONE



COLOR



SEND

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casetext Part of Thomson Reuters

Search all cases and statutes... All State & Fed. Sign In

Statutes, codes, and regulations / CALIFORNIA CODES / ... / Chapter 2 - HIRING ... / Section 1946.2 - [Eff...

Cal. Civ. Code § 1946.2

[Download PDF](#)

Current through the 2023 Legislative Session.

Section 1946.2 - [Effective until 4/1/2024] Termination without just cause of tenancy after continuous and lawful occupation

(a) Notwithstanding any other law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied:

(1) All of the tenants have continuously and lawfully occupied the residential real property for 12 months or more.

(2) One or more tenants have continuously and lawfully occupied the residential real property for 24 months or more.

(b) For purposes of this section, "just cause" includes either of the following:

(1) At-fault just cause, which is any of the following:

(A) Default in the payment of rent.

(B) A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.

Previous Section
[Section 1946.1 - Notice of intention terminate hiring for term not specified by parties](#)

Next Section
[Section 1946.2 - \[Operative 4/1/2024\] \[Effective Until 1/1/2030\] Termination without just cause of tenancy after continuous and lawful occupation](#)

Highlights

- Quickly generate emails with sources to the law
- Don't need to visit limited office hours or buy physical handbooks

Potential Risks

- Outdated laws in the database
- Legal liability

Next Steps

- Access mortgages
- Housing services
- Generate written notices that comply with the law for landlords and tenants

The Team

The Team

- Frontend
 - Dalvin, Emanuel, Louis
- LLM, Backend
 - Hendrik, Kyrhee, Sako
- Lawyers & Private Equity
 - Alicia, Plumeria