

Dear [Tenant's Name],

This letter serves as a formal notice of eviction from the rental property located at [Rental Unit's Address]. The purpose of this notice is to inform you that you are being evicted due to your failure to pay rent.

Pursuant to California law, you have three days to either pay the rent that is due or move out of the rental unit. If you do not pay the rent or move out within three days, an unlawful detainer lawsuit will be filed against you, seeking possession of the rental unit and any unpaid rent.

The amount of rent that is currently past due is [Amount of Past Due Rent]. You may pay this amount by [Payment Method] or by contacting me directly to make arrangements for payment.

If you have any questions or concerns regarding this notice, please contact me at [Your Contact Information] within three days of receiving this notice.

Sincerely,  
[Your Name]

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Please note that this is a general template for an eviction notice for non-payment of rent in California. It is important to consult with a legal professional to ensure that the notice is compliant with all applicable laws and regulations. This template does not constitute legal advice.

Sources:

\* California Tenants - A Guide to Residential Tenants' and Landlords' Rights and Responsibilities, Rev 2022: <<https://www.dre.ca.gov/files/pdf/forms/regulations/rli-guide.pdf>>

\* California Civil Code Section 1161:

<[https://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=CIV&sectionNum=1161](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1161)>