

To create a PDF to send an email to your tenant to evict in 60 days, you will need to include a written notice of termination of tenancy that complies with California law. Here are the steps you should follow:

1. Review California law: Before creating the notice, review California law to ensure that you are following the proper procedures for terminating a tenancy. In California, a landlord must provide a written notice to terminate a tenancy, even if the tenant has committed a violation of the lease agreement. The notice period will depend on the reason for the termination.
2. Use the correct notice form: To terminate a tenancy in California, you must use the correct notice form. The notice form you use will depend on the reason for the termination. For example, if you are terminating the tenancy because the tenant has not paid rent, you would use a "Three-Day Notice to Pay Rent or Quit." If you are terminating the tenancy for another reason, such as a lease violation, you would use a "Three-Day Notice to Perform Covenant or Quit" or a "Thirty-Day Notice to Quit." You can find these forms on the California Courts website or by consulting with a legal professional.
3. Fill out the notice form: Once you have the correct notice form, fill it out completely and accurately. Be sure to include the names and addresses of both the landlord and the tenant, as well as the date the notice is served. Also, include a clear and concise description of the reason for the termination and the date by which the tenant must vacate the property.