

TENANT PROTECTION ACT OF 2019 (Civ. Code §§ 1946.2, 1947.12, 1947.13)

- 1 The premises are subject to the Tenant Protection Act of 2019, and:
- 2 Landlord does not state and/or have a just cause basis for the eviction. Civ. Code
- 3 §1946.2(b).
- 4 The alleged breach under which Landlord seeks possession is a curable rental agreement
- 5 violation and Landlord failed to serve the prerequisite notice to cure. Civ. Code §1946.2(c)
- 6 The alleged breach under which Landlord to possession is not a material term of the
- 7 rental agreement. Civ. Code §1946.2(b)(1)(B).
- 8 Landlord is evicting for a “no-fault” basis for eviction and the notice to terminate tenancy
- 9 does not comply with the requirements of Civil Code §1946.2(d).
- 10 Landlord has failed to pay relocation assistance in the manner required by Civil Code
- 11 §1946.2(d).
- 12 Landlord allegedly seeks possession in order to “substantially remodel” the premises
- 13 without meeting the requirements of Civil Code §1946.2(b)(2)(D).
- 14 The rental agreement or renewal thereof was entered into after June 30, 2020 and
- 15 Landlord allegedly seeks possession for use and occupancy by the owner, their spouse,
- 16 domestic partner, children, grandchildren, parents or grandparents; but Tenant has not
- 17 agreed in writing to the termination or the rental agreement does not so provide. Civ. Code
- 18 §1946.2(b)(2)(A)(ii).
- 19 Landlord has failed to comply with the notice requirements of Civil Code §1946.2(f).
- 20 Landlord claims the premises are exempt from just cause eviction requirements but has
- 21 not complied with the requirements of Civil Code 1946.2(e)(8)(B).
- 22 The rent demanded exceeds the legal amount that can be demanded. Civ. Code
- 23 §§1947.12(a), (b)
- 24 The rent demanded exceeds the legal amount that can be demanded because Landlord
- 25 increased the rent more than twice within a 12-month period. Civ. Code §1947.12(a)(2).
- 26 The rent demanded exceeds the legal amount that can be demanded because Landlord
- 27 increased the rent after March 15, 2019 but did not rollback the rental rent to a permissible
- 28 amount on January 1, 2020. Civ. Code §1947.12(h).
- Landlord claims the premises are exempt from rent control requirements but has not
- complied with the requirements of Civil Code §1947.12(d)(5)(B).
- The premises are located in an assisted housing development and the rent demanded
- exceeds the legal amount because Landlord has not demonstrated compliance with all
- applicable provisions with Sections 65863.10, 65863.11 and 65863.13 of the Government
- Code. Civ. Code §1947.13(a)(1)
- Other: