

Cómo Presentar un Aviso de Terminación del Arrendamiento ante el Programa de Renta de Richmond

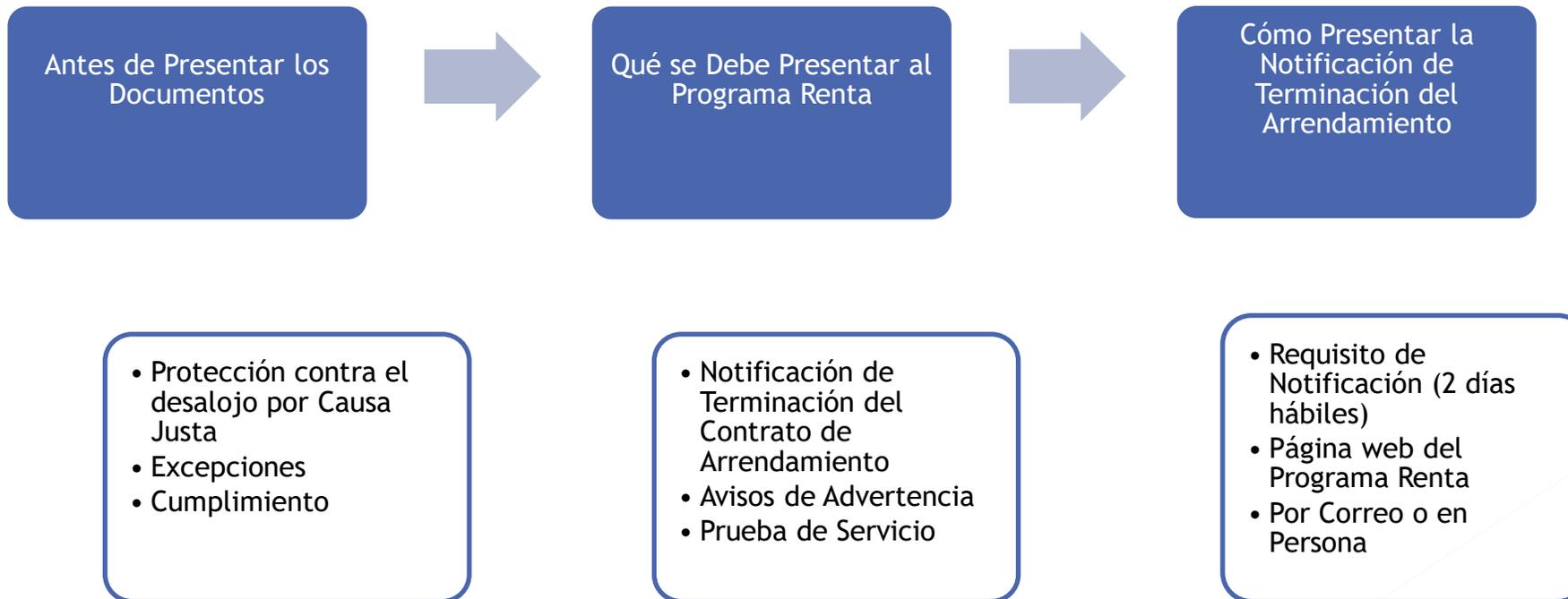
31 de Marzo de 2023

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Ciudad de Richmond
Programa de Renta

Resumen del Taller

¿CUÁLES SON LOS PASOS PARA PRESENTAR UNA NOTIFICACIÓN DE TERMINACIÓN DEL CONTRATO DE ARRENDAMIENTO CON EL PROGRAMA RENTA?



Antes de Presentar la Notificación: ¿Quién está Obligado a Presentar una Notificación de Terminación del Arrendamiento?

- ▶ Las propiedades "totalmente cubiertas" y "parcialmente cubiertas" deben presentar una Notificación de Terminación del Arrendamiento al Programa de Renta de Richmond.
- ▶ Las propiedades exentas no necesitan presentar una copia de la Notificación de Terminación de la Tenencia con el Programa de Renta. Las propiedades exentas incluyen:
 - a) Alquileres en los que el Propietario comparte la cocina o el baño con el Inquilino.
 - b) Unidades de vivienda accesorias ("ADU") permitidas cuando el propietario reside en la casa principal
 - c) Residencias de ancianos sin ánimo de lucro
 - d) Alquileres de corta duración (menos de 14 días)

Si no está seguro de la situación de su propiedad, ya sea "totalmente cubierto" o "parcialmente cubierto", puede ponerse en contacto con el Programa de Renta de Richmond en 510-234-RENT (7368) para hablar con un consejero de vivienda o visite nuestro [sitio web](#).

Antes de Presentar la Notificación: Cumplimiento

- ▶ Requisitos para Propietarios de la Ordenanza de Renta de Richmond:
- ▶ Formularios:
 - ▶ (a) [Inscripción de la Propiedad](#) (unidades cubiertas total y parcialmente)
 - ▶ (b) [Registro de Arrendamiento](#) (sólo unidades totalmente cubiertas)
 - ▶ [Pago del Tasa de Alquiler de Viviendas](#)
 - ▶ [Licencia de Negocio](#)
- ▶ **Si** el Propietario presenta una Notificación de Terminación de Arrendamiento sin cumplir con las regulaciones del Propietario enumeradas en la Ordenanza de Renta de Richmond, **entonces** la violación puede ser afirmada como una defensa afirmativa por el Inquilino en el Retención Ilegal (el procedimiento de desalojo).

Lo que Debe Presentar al Programa Renta:

- ▶ Notificación de Terminación del Arrendamiento (Notificaciones de 3, 10, 14, 30 y 60 días)
 - ▶ [Ordenanza de Richmond sobre la Renta Justa, la Causa Justa de Desalojo y la Protección de los Propietarios de Viviendas](#)
 - ▶ [Richmond Ordenanza de Urgencia 13-22](#)
 - ▶ [Código Civil de California 1161](#)
 - ▶ [Código Civil de California 1946.1](#)
 - ▶ Cualquier otra ley aplicable
- ▶ [Proof of Service](#)
- ▶ [Aviso de Advertencia por Escrito](#): Incumplimiento del contrato de arrendamiento, molestias o no permitir el acceso
- ▶ Vea nuestro taller "[Entender los Desalojos en Richmond](#)" en nuestra página web de [Talleres](#).

Prueba de Servicio

- La ley exige una Prueba de Servicio
- El documento de Prueba de Notificación consiste en jurar bajo pena de perjurio que la notificación fue entregada a la otra parte (por ejemplo, Notificación de Terminación de Arrendamiento a un Inquilino).
- Protección para el Propietario

MAIL: Placing the documents, enclosed in a sealed envelope with first-class postage fully paid, into a US Postal Service Mailbox, addressed as follows:

[PRINT NAME AND ADDRESS AS SHOWN ON ENVELOPE OF EACH PARTY]

Declaration: I declare under penalty of perjury under the laws of the state of California that this information and every attached document, statement and form is true and correct.

Signature: _____ Date: _____

Name: _____

First

M.I.

Last

Address: _____

E-mail: _____ Phone: _____

Cómo Presentar una Notificación

- ▶ Dentro de los 2 días hábiles siguientes a la notificación al Inquilino, el Propietario debe proporcionar al Programa Renta una copia de la Notificación de Terminación del Arrendamiento con la Prueba de Servicio.
- ▶ Si la propiedad tiene 5 o menos unidades, entonces el Propietario puede presentar el formulario a través de nuestra [página web](#), por correo o en persona al programa Renta en:
 - Programa de Renta de Richmond
 - 440 Civic Center Plaza, Suite 200
 - Richmond, CA 94804
- ▶ Si la propiedad tiene más de 5 unidades, entonces el Propietario DEBE entregar una copia de la notificación de Terminación al Arrendamiento y Prueba de Servicio a través de nuestro [sitio web](#). ([Reglamento Capítulo 10.1001](#))



- Agenda Docs
- COR Connect
- Employment
- Project & Bids

- COVID-19 Rental Related Information
- Rent Assistance Resources +
- Tenants
- Landlords
- Resources
- Workshops +
- Rent Increase
- Termination of Tenancy +
- Rent Board

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Richmond Rent Program



Rent Program Mission Statement

The Rent Program was established in January 2017 following approval of the Richmond Fair Rent, Just

Calendar

- Wed, Apr 19**
[Regular Rent Board Meeting](#)
- Wed, May 17**
[Regular Rent Board Meeting](#)
- Mon, May 29**
[Rent Program Holiday Closure- Memorial Day](#)
- Wed, Jun 21**
[Regular Rent Board Meeting](#)

[View All Events](#)

Hi 🌞, I



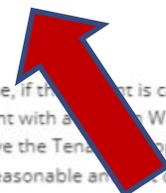
FILE A COPY OF TERMINATION OF TENANCY NOTICE

(Includes 3-Day Notice to Pay Rent or Quit or Notices to Perform Covenant or Quit) and Proof of Service



Written Warning Notice

If the Landlord is terminating tenancy due to the Tenant's breach of the lease, if the Tenant is causing a nuisance, or is failing to give access to the Rental Unit, the Landlord **MUST** provide the tenant with a **Written Warning Notice BEFORE** they can proceed to terminate tenancy. The Written Warning Notice must give the Tenant an opportunity to fix the issue(s) described in the Warning Notice, and the Landlord must provide a reasonable amount of time for the Tenant to comply (RMC 11.100.050(d)).



Written Warning Notice



Landlords are encouraged to refer to the document below, which contains an instruction sheet and Written Warning Notice Template. Landlords are welcome to use their own notice; however, the Template provided below meets all of the requirements of the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance.

[Written Warning Notice \(Spanish/English Version\)](#)

[Written Warning Notice \(English Version Only\)](#)

Termination of Tenancy Procedure

1. Create and/or Sign In to your City of Richmond web account: [Sign in or Create a Web Account.](#)
2. Enroll. Complete a [Property Enrollment form](#) for each property with at least one Rental Unit, and [Tenancy Registration forms](#) for all tenancies in a Controlled Rental Unit (if required). For more information about Property Enrollment and Tenancy Registration, please visit the [Enrollment and Registration webpage.](#)
3. Serve the Tenant Notification of Termination of Tenancy. Sample templates are available using the links below; Landlords may use their own notice as long as it includes the information covered in the template. *Remember: if the just cause for eviction is substantial repairs, owner move-in, or withdrawal from the rental market, the tenant MUST be served the Notice of Entitlement to Relocation Assistance and the requisite Tenant Assertion Forms, all of which are provided in the templates.*
4. Within two (2) business days after service on the Tenant, complete the online Notification of Termination of Tenancy form: [Notification of Termination of Tenancy](#) and include a [Proof of Service.](#) Alternatively, for properties with five (5) units or fewer, a copy of the notice of termination of tenancy and proof of service may be filed by mailing a hard copy to the City of Richmond Rent Program, 440 Civic Center Plaza, Suite 300



Agenda Docs



COR Connect



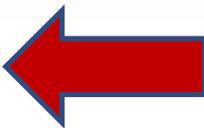
Employment



Project & Bids

Rental Property Information

Rental Property Assessor Parcel Number (APN)*



Parent Street Address (associated with the Parent APN above)*

City*

State*

Zip*

Rental Unit Information and Just Cause for Eviction or Termination of Tenancy

Please include all tenants on the lease.

OPTIONAL: To File Notice of Termination of Tenancy (includes Three Day Notices to Pay Rent or Quit or Notices to Perform Covenant or Quit) on More Than Five (5) Rental Units

No file chosen

If a Landlord seeks to file a notice of termination of tenancy on more than five (5) Rental Units, they may list ALL Rental Units and Unit # or Unique Address in a separate Excel sheet and upload it below. Please note: only sheets in Excel format that match and include ALL fields identified below will be accepted. (Alternatively, this online form may be completed and submitted multiple times.)

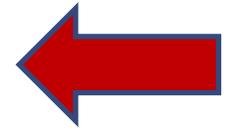
Rental Unit # or Unique Address*

Tenant Name(s) (First, Last)*

Notice Expiration Date:*

Date by which the Tenant shall comply with the notice.

Please indicate the applicable Just Cause for Eviction.*



Tenant's Phone Number (if known)

Tenant's Email Address (if known)

Rental Unit # or Unique Address

Tenant Name(s) (First, Last)

Notice Expiration Date

Date by which the Tenant shall comply with the notice.

Please indicate the applicable Just Cause for Eviction.





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11.100.050 (a)(7) (Withdrawal from the Rental Market) of the Richmond Municipal Code (RMC 11.102.030(b)).

Written Warning Notices for Breach of Lease, Nuisance, or Failure to Give Access

If the Landlord seeks to terminate tenancy for Breach of Lease (RMC 11.100.050(a)(2), Nuisance (RMC 11.100.050(a)(3), or Failure to Give Access (RMC 11.100.050(a)(4), a written warning notice must be served by the Landlord within a reasonable period prior to serving a notice to terminate tenancy. The written warning notice shall inform the Tenant that a failure to cure may result in the initiation of eviction proceedings (RMC 11.100.050(d)).

Supporting Documentation

No file chosen

For any termination of tenancy for Breach of Lease, Nuisance, or Failure to Give Access, please upload ONE PDF file including all copies of any written warning notice(s) served to the tenant(s) prior to termination of tenancy.



Copies of Notice(s) of Termination of Tenancy and Proof(s) of Service

Copy of Termination of Tenancy Notice(s) (including Three Day Notices to Pay Rent or Quit and Notices to Perform Covenant or Quit) and Proof(s) of Service*

No file chosen

Please upload ONE or MULTIPLE PDF file(s) containing a copy of (1) all termination of tenancy notice(s) that will be served on the Tenant(s) identified above and (2) a completed Proof of Service form with time and date of service for EACH notice served. PLEASE NOTE that any notice of termination of tenancy served for a "no-fault" cause, including Substantial Repairs, Owner Move-In, or Withdrawal from the Rental Market, shall include the completed Notice of Entitlement to Temporary or Permanent Relocation Payment (RMC 11.102.040(a)). This form is available in the Notice Templates below. Please carefully review the template which corresponds to the cause for eviction or termination of tenancy.



Additional PDF files (if necessary)

No file chosen

Additional PDF files (if necessary)

No file chosen

Additional PDF files (if necessary)

No file chosen

Additional PDF files (if necessary)

Hi 🙌, how can I

Signature

First Name*

Last Name*

Street Address*

Apt #

City*

State*

Zip*

Phone*

Email*

Date*

Signature Verification*

By checking this box, you certify this is your valid signature for all legal purposes.

Form Resubmission?

Check this box if you are resubmitting this form to correct an error.

protected by reCAPTCHA

[Privacy](#) - [Terms](#)



GRACIAS!

Programa de Renta de Richmond

(510) 234-RENT (7368)

rent@ci.Richmond.ca.us

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Visítenos en nuestro sitio web:

www.richmondrent.org