



# Fair Housing Advocates of Northern California

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## FREQUENTLY ASKED QUESTIONS: TERMINATION OF TENANCY

*Can my landlord change my locks or cut off my utilities in order to evict me?*

No. A landlord must go through the court system to evict a tenant. A landlord may not engage in “self-help” evictions by changing your locks, removing your belongings, or harassing you.

*Is there a “just cause” eviction ordinance in Marin County?*

No. In Marin, a landlord may terminate your tenancy for cause or for no cause.

*I received a Three-Day Notice to Pay or Quit, or a Three-Day Notice to Perform Covenant or Quit. What should I do?*

A landlord will serve you with a Three-Day Notice if you violate the terms of your lease agreement. For example, you may receive a Three-Day Notice to Pay or Quit if you owe back rent, or a Three-Day Notice to Perform Covenant or Quit if you have a pet in contravention of a “no pets” policy. You have three days to either repair the breach, or move out. When counting, move on to the next day if the third day lands on a Saturday, Sunday, or holiday. If you do not perform, and do not vacate, your landlord may file an unlawful detainer action against you.

*What is a 30-Day Notice to Terminate Tenancy?*

If you have lived in your home for less than one year and are on a month-to-month tenancy, your landlord may serve with a 30-Day Notice to Terminate Tenancy.

*What if I’ve lived here more than one year, or receive a Section 8 housing voucher?*

Month-to-month tenants who have resided in their homes for over one year are entitled to 60 days notice of termination of tenancy. Generally, tenants who receive Section 8 vouchers are entitled to 90 days notice of termination of tenancy.

*What should I do if I believe the reason my landlord gave me notice to vacate was discriminatory?*

If you believe your landlord terminated your tenancy based on discrimination against you because of your race, national origin, color, sex, religion, familial status, disability, sexual orientation, marital status, ancestry, age, or source of income, please contact Fair Housing Advocates of Northern California at (415) 457-5025 for more information on housing discrimination complaints.

*Where can I find out more information?*

Check out *California Tenant’s Rights* by Nolo Press. You may also want to contact your local legal aid office for advice.

Disclaimer: The opinions expressed in the above are those of Fair Housing Advocates of Northern California and do not constitute legal advice. The information is general in nature. No attorney-client relationship exists between yourself and Fair Housing Advocates of Northern California. Consult with a licensed attorney for specific advice.



*A local non-profit helping communities eliminate housing discrimination*

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