

California Lease Non-Renewal Letter

General template, not legal advice. Have a California attorney review before use. Last reviewed October 29, 2026.

Before you send this: in most places a landlord may decline to renew a lease at the end of its term. Some states and cities limit that with just cause rules, longer notice for long tenancies, or relocation payments. A non-renewal can never be retaliation for a complaint or repair request, or based on a protected characteristic.

Local just cause or tenant protection rules in California: Some cities, including Los Angeles, San Francisco, Oakland and Berkeley, have their own rent stabilization ordinances with stricter rules. (Local ordinances) Costa-Hawkins keeps local rent control off single family homes, condos and buildings first occupied after 1995, and lets landlords reset rent between tenants. (Civil Code section 1954.50 and following (Costa-Hawkins))

Retaliation rules in California: A landlord may not raise rent, cut services or evict to retaliate against a tenant who used a legal right, and action within 180 days of that right being used is presumed retaliatory. (Civil Code section 1942.5)

Date of letter

Tenant name or names

Property address and unit

City, state and ZIP

Current lease end date

Dear _____ (Tenant name),

This letter is written notice that your lease for the property above will not be renewed. Your lease ends on _____ (Lease end date), and you will need to move out and return all keys by _____ (Move out time) on that date.

This notice is given _____ (Number of days) days before the end of the lease, which meets the notice required by your lease and by California law.

Reason (complete only where the law requires a stated reason, or where you choose to give one):
_____ (Reason)

Before you move out

- ☐ Rent remains due through _____ (Last rent date).
- ☐ Schedule a move-out inspection by contacting _____ (Contact name) at _____ (Phone and email). You are welcome to attend.
- ☐ Leave the home clean and empty, with any damage beyond normal wear and tear repaired or reported.
- ☐ Return keys, fobs, remotes and parking passes to _____ (Where to return keys).

☐ Send us your forwarding address in writing so we can return your deposit.

Your security deposit

We will return your deposit, less any lawful deductions with an itemized list, within the time required by California law.

Deposit return deadline in California: The landlord must return the deposit, minus any lawful deductions, within 21 days after the tenant moves out. (Civil Code section 1950.5)

Relocation assistance, if required where you live: _____ (Amount and how it will be paid, or not applicable)

Thank you for your tenancy. Please contact us with any questions.

Sincerely,

Landlord or agent signature

Printed name

Date

Delivery record

Date delivered

Method

Delivered by

Tracking or reference number

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