

3-DAY NOTICE TO PAY RENT OR MOVE OUT

SAMPLE

Landlord Inc.

Plaintiff(s) VS.

James R. Thompson

Resident(s) / Defendants



Scan to verify service

To: James R. Thompson and All Others in Possession
Premises: 4521 Sunset Blvd, Apt 8, Los Angeles, CA 90027

PLEASE TAKE NOTICE that pursuant to your lease or rental agreement, there is now due, unpaid, and delinquent rent in the total amount of **Two Thousand Four Hundred Fifty Dollars and Zero Cents (\$2,450.00)**

BEDROOMS

2

Representing rent due for the following period:

\$2,450.00 — March 1, 2026 through March 31, 2026

Pursuant to California Code of Civil Procedure § 1161(2), you are required within **THREE (3) DAYS** after service of this notice, excluding Saturdays, Sundays, and judicial holidays, to either: **(1) Pay the full amount due**, or **(2) Vacate and surrender possession of the premises no later than the close of business on Wednesday, April 1, 2026.**

By service of this Notice, Owner and/or its authorized agents hereby elect to declare a forfeiture of the lease or rental agreement. Failure to pay in full or vacate within the three-day period will result in commencement of unlawful detainer proceedings to recover possession, rent, court costs, attorney fees, and statutory damages as permitted by law. **No partial payments will be accepted.**

Payment Instructions

Payable to: Landlord Inc.

Remit to: Sarah Mitchell, Agent

Address: 4521 Sunset Blvd, Los Angeles, CA 90027

Phone: (323) 555-0147

Basis of Notice: Non-payment of rent

Payment Deadline: Wednesday, April 1, 2026 by close of business

Accepted forms: Cashier's check or money order only

Payment hours: Monday through Saturday, 9:00 AM to 6:00 PM

ATTENTION: At this time we have no record of any outstanding repair requests. If you believe repairs are needed, submit them in writing and we will inspect and repair promptly per California Civil Code §1942. If no requests are submitted, we will assume the unit to be in good and habitable condition.

For Landlord Inc. — **Owner** | Sarah Mitchell — **Agent**

Date: **March 26, 2026**

This notice has been prepared in compliance with California Code of Civil Procedure §1161(2), California Civil Code §1946, and applicable local ordinances, and expressly supersedes any and all prior notices served. The basis of this eviction is non-payment of rent. Any payments received have been applied to the oldest balance owing. No partial payments accepted.

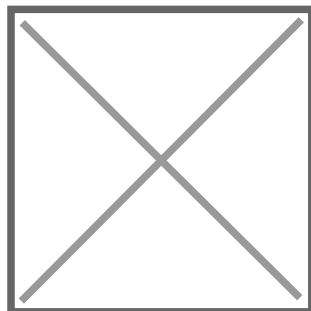
SAMPLE



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