

**NOTICE OF INTENT TO TERMINATE, AND
NOTICE TERMINATING TENANCY**

TO: James Taylor and Raelina Krikston and any and all other tenants in possession of the premises known as 2351 Westwood Court #E3, Arcata, CA 95521.

PLEASE TAKE NOTICE that your tenancy of the above-described premises is hereby terminated as of the date which is sixty (60) days after service of this notice upon you and you are hereby required to quit and surrender possession of the premises to the undersigned no later than sixty (60) days after service of this notice upon you. This notice is intended as a sixty (60)-day legal notice for the purpose of terminating your tenancy in accordance with California Civil Code §1946.2. The landlord hereby declares a forfeiture of the rental agreement.

You are further notified that it is the purpose and intent of this notice to terminate said tenancy at the expiration of said sixty (60) day period and that if, at the expiration of said period, you fail to quit said premises and deliver up possession of the same to the undersigned, the landlord will institute legal proceedings for unlawful detainer against you to recover possession of said premises.

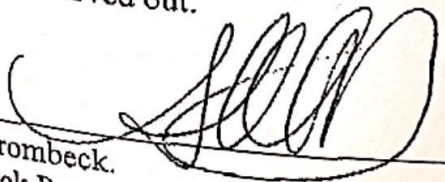
You are further notified that your tenancy may be terminated as a no-fault just cause termination under California Civil Code §1946.2(b)(2)(D) because the owner intends to substantially remodel the residential property. The landlord hereby notifies you that you have a right to relocation assistance or rent waiver pursuant to Civil Code §1946.2. The landlord elects to waive the final month's rent of your tenancy in the amount of \$964.00. No rent is due for the period of March 1st, 2023, through April 1st, 2023, which is when the 60 day period expires. This time period may be adjusted if the service of this Notice is not made on February 1st 2023.

Except for the last month as defined above, rent is due and payable during the sixty (60)-day notice period. See California Civil Code Section 1946. If you would like a preliminary walk-through or initial inspection with the landlord two weeks prior to your move-out date, contact the undersigned and arrangements may be made for a date and time to meet at the premises. See California Civil Code Section 1950.5.

"California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information."

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Dated: February 1, 2023


Steve Strombeck.
Strombeck Properties
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