

THREE-DAY NOTICE TO PAY RENT OR QUIT

IF YOU HAVE RECEIVED A THREE-DAY NOTICE TO PAY RENT OR QUIT, YOU HAVE THREE OPTIONS:

#1 - PAY AND STAY

You can pay your rent during the three-day period by the method listed on your notice. You should get a receipt or keep proof of your payment. If you get the money to pay after the three days have run out, you can try to pay. But your landlord is not legally required to accept it.

#2 - MOVE OUT (QUIT)

You and your entire household can move out in the three-day period. You may still be liable for the rent for the remainder of your lease, but if you move out, you should not be evicted because you no longer live there. You should turn in your keys to your landlord and get a receipt or keep proof you moved out and turned in your keys. If someone in your household does not move out with you, you could still be named in an eviction lawsuit. A judgment may be entered against you if you do not respond to the eviction lawsuit.

#3 - DEFEND

If you do not move or pay in three days, your landlord may serve you with an eviction lawsuit. This lawsuit is called an "unlawful detainer." It is a fast-paced legal process. You have 10 business days from the day you receive the lawsuit paperwork to file an "answer" with the court. If you do not answer (or respond) on time, your landlord can get a "default" judgment against you right away. This means you will not get a chance to go to court and defend yourself. If you do file an answer on time, you will get a chance to defend yourself at trial. You can only be lawfully locked out of your home by the sheriff after a court judgment against you.

FOR MORE INFORMATION

Auburn: 530-823-7560 **Sacramento:** 916-551-2150
Chico: 530-345-9491 **Ukiah:** 707-462-1471
Eureka: 707-445-0866 **Vallejo:** 707-643-0054
Redding: 530-241-3565 **Woodland:** 530-662-1065

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of
NORTHERN CALIFORNIA