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SAMLAW Digest

Your Source for Legal News and Updates



Understanding Landlord Notices to Tenants in California

In California, state law sets specific rules for how and when landlords must give notice to tenants. These requirements are designed to balance the rights of both parties, giving tenants a fair amount of time to prepare for changes, while providing landlords with a reliable legal process. Notices most often apply to rent increases, entry into a unit, or ending a tenancy.

The timelines vary depending on the situation. Landlords must provide at least 24 hours' written notice before entering a rental unit, except in emergencies. Rent increases require 30 or 90 days' notice, depending on the size of the increase and how long the tenant has lived there. To terminate a month-to-month tenancy, landlords must give either 30 or 60 days' notice, unless the property falls within a jurisdiction requiring just cause to terminate or other requirements. Just as important as timing is the way notices are delivered: California law requires that notices be served properly - typically in person, by leaving a copy with someone of suitable age at the unit and mailing a copy, or by posting the notice at the property and also mailing it. Improper service can invalidate a notice and delay the process.

For landlords, careful attention to both timing and service helps avoid disputes and ensures compliance with the law. For tenants, knowing these requirements provides clarity and the opportunity to safeguard housing rights. Because the correct notice and method of service can vary with the circumstances, consulting an experienced attorney is often the best way to avoid costly mistakes. The attorneys at Steven Adair MacDonald & Partners are here to help both landlords and tenants navigate California's notice requirements with confidence.

Firm News & Updates

Testimonials Spotlight

Experience the difference of a firm that truly goes ***above and beyond*** for every client, every step of the way.

D

Deb C.

★★★★★

Great firm, responsive and attentive staff.
Jethro has gone above and beyond on my case and I appreciate how they make you feel taken care of every step of the way.

G

GeNam C.

★★★★★

Prompt and responsive consultation that covered everything thoroughly in just half an hour!

D

Debbie

★★★★★

A very satisfied customer!
I was frustrated and concerned because without even giving me a reason, my building management refused to amend our lease by adding my husband to it. My Google search led me to conflicting information. I found Avvo, submitted my inquiry, Mr. Busch responded in no time at all, and he immediately put my mind at ease, explaining that whether or not my property management agreed to amend our lease, my husband has equal rights as a tenant. I had no idea! Should I need a lawyer, I now know who to contact. “

Need legal support? **We’re just a call away!**

San Francisco’s iconic Coit Tower standing tall.

Trivia: The tower was a gift to the city from Lillie Hitchcock Coit, a wealthy socialite who was an eccentric and passionate fan of the city's volunteer firefighters. She left a third of her fortune "for the purpose of adding to the beauty of the city I have always loved."



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