



Residential Rent Stabilization and Tenant Protection Ordinance

Just Cause for Eviction Factsheet

What is this?

Landlords must include a legal reason in order to evict a tenant. The reason must be stated on the notice of termination of tenancy. The following are reasons that a landlord may evict a tenant.

1. Tenant has not paid their rent
2. Tenant continues to ignore the terms of the rental agreement even after written notice to stop
3. Tenant has caused serious damage to the rental unit and will not agree to repair or pay for repairs
4. Tenant has refused to sign a new rental agreement even though the new rental agreement is largely the same as the previous rental agreement (after the prior rental agreement has expired)
5. Tenant continues to bother other tenants and neighbors even after being given written notice to stop
6. Tenant will not let a landlord into the rental unit even after being provided written notice
7. Landlord wants to make repairs on the rental unit to meet the City's building standards which cannot be completed while the tenant is living in the unit. Landlord must get all necessary permits from the City. Once the work is finished, the tenant must be given the opportunity to rent the unit first.
8. Landlord wants to tear down the unit.
9. Landlord wants to move into the unit or wants to move family into the unit. This is not allowed if there is a similar, empty unit on the property.
10. Landlord wants to move into the unit, and it is allowed under the rental agreement
11. Tenant has used or is allowing others to use the property for any illegal purpose
12. Tenant has used or is allowing others to use the property for the manufacture, sale, distribution, possession, or use of illegal drugs.
13. Tenant continues to break the written rules of the property even after written notice to stop
14. Landlord fires the tenant and housing was provided as part of the tenant's employment
15. Tenant has threatened to kill or hurt any person on the property. A report must be filed with the Hayward Police Department
16. Any reason provided under State or Federal law

Who does it apply to?

Applies to almost all rental units.

How do I get help?

Get legal advice from an attorney. See list of legal resources.