



# JUST-CAUSE EVICTION PROTECTIONS FOR TENANTS

In the City of Hayward, landlords must have a legally justifiable reason to evict a tenant from any type of rental housing and state the reason for eviction on any notice to terminate tenancy. Under the City's Just Cause for Tenant Eviction Ordinance, landlords may evict tenants for the following reasons:

- 1 Tenant has not paid their rent.
- 2 The tenant has continued to ignore terms of the lease.\*
- 3 The tenant has substantially damaged the property and will not agree to repair or pay for repairs.\*
- 4 The tenant refused to sign a new lease that is identical to the old one (when the old one expires.)
- 5 The tenant has continued to bother other tenants and neighbors after being told to stop.\*
- 6 The tenant will not let the landlord into the building, even with written notice.
- 7 The landlord wants to perform repairs to the unit to meet the City's building standards, that cannot be completed with the tenant living there. The owner must obtain permits from the City. Once work is complete, the tenant must be offered the unit first.
- 8 The landlord wants to demolish the unit.
- 9 The landlord wants to move into the unit or wants to allow certain family members to move in. These family members include the landlord's spouse, domestic partner, child, spouse's child, parent, sibling, grandparent, or grandchild. This is not allowed if there is a similar unit on the property that is vacant and available.
- 10 The landlord wants to move into the unit and the lease allows this.
- 11 The tenant is convicted of using the rental unit for any illegal purpose.
- 12 The tenant has used or allowed the use of the unit for the manufacture, sale, distribution, possession, or use of illegal drugs.
- 13 The tenant has continued to break the rules of the property.\*
- 14 The landlord fires the tenant, and housing was part of the employees pay.
- 15 The tenant has threatened to kill or hurt any person on the premises. A report must be filed with the Hayward Police Department.

*\* Tenant must be told in writing that their behavior or actions are not acceptable.*

In addition to the causes for eviction stated above, a landlord may cite any reason for eviction included in state or federal law. Landlords must notify tenants of existence of the ordinance by April 5, 2019 and upon re-renting the unit.

**» FOR MORE INFORMATION »** Please contact the City of Hayward Rent Review Program  
(510) 583-4454 | [www.hayward-ca.gov/housing](http://www.hayward-ca.gov/housing) | 777 B Street, Hayward, CA 94541

*City of Hayward staff cannot provide legal advice, if you need help with an eviction, please seek the advice of an attorney.*