

Just Cause Eviction by Jurisdiction

* This information was compiled from Appendix A of the latest edition of the book written by Weaver, J. Scott, Attorney and Portman Janet, Attorney. California Tenants' Rights. Berkeley: (Nolo Press), CA 20th ed., June 2016.

Jurisdiction	Ordinance	Tied to Rent Control?	Applicability	
			Termination Notice 30, 60, 90 day	Unlawful Detainer
Berkeley	Rent Stabilization & Eviction for Good Cause Ordinance	No	Yes	Yes
Beverly Hills	Rent Stabilization Ordinance	Yes	Yes	Yes
East Palo Alto	Muni Code	No	Yes	Yes
Glendale	Just Cause & Retaliatory Evictions Ordinance	No	Yes	Yes
Hayward	Residential Rent Stabilization	No	Yes	Yes
Los Angeles	Rent Stabilization Ordinance	Yes	Yes	Yes
Oakland	Residential Rent Adjustments & Evictions	No	Yes	Yes
San Diego	Tenants' Right to Know Regulations	No	Yes	Yes
San Francisco	Residential Rent Stabilization & Arbitration Ordinance	Yes	Yes	Yes
Santa Monica	Rent Control Charter	Yes	Yes	Yes
West Hollywood	Rent Stabilization Ordinance	No	Yes	Yes

Common Reasons Allowed for Just Cause Eviction:

- Nonpayment of rent
- Continued breach of lease provision, after written notice to cease
- Tenant refuses to rental agreement/lease upon expiration of prior
- Refuse reasonable access to property
- Property demolition
- Landlord wants to move in family member and no comparable vacant unit exists on property
- Continued illegal activity, after written notice to cease
- Continued disorderly/nuisance behavior, after written notice to cease
- Substantial remodel of property (includes relocation assistance)