



JUDICIAL COUNCIL OF CALIFORNIA

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REPORT TO THE JUDICIAL COUNCIL

Item No.: 22-119

For business meeting on: July 15, 2022

Title

Unlawful Detainer: Form Revisions Under Code of Civil Procedure, Sections 1179.10 and 1179.11

Agenda Item Type

Action Required

Effective Date

July 16, 2022

Rules, Forms, Standards, or Statutes Affected

Revise forms UD-101 and UD-120

Date of Report

June 30, 2022

Recommended by

Civil and Small Claims Advisory Committee
Hon. Tamara Wood, Chair

Contact

James Barolo
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Executive Summary

The Civil and Small Claims Advisory Committee recommends minor revisions to two unlawful detainer forms due to certain provisions of the Code of Civil Procedure no longer applying to such actions as of July 1, 2022. The advisory committee did not recommend that the council act earlier because of concerns that the Legislature would extend the statutory provisions in the final days before they were set to expire, as it has done several times before.

Recommendation

The Civil and Small Claims Advisory Committee recommends that the Judicial Council, effective July 16, 2022, revise the following forms to delete items and information to implement the provisions of Code of Civil Procedure section 1179.11:

1. *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101); and
2. *Verification By Landlord Regarding Rental Assistance—Unlawful Detainer* (form UD-120).

The proposed revised forms are attached at pages 6–11, with all changes highlighted.

Relevant Previous Council Action

To implement legislative enactments responding to the COVID-19 pandemic, the council has acted several times over the past two years to adopt and revise Judicial Council unlawful detainer forms. First, the council adopted *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101), effective October 5, 2020, for courts to determine whether judgments may issue on unlawful detainer cases in light of new tenant protections provided by Assembly Bill 3088 (Stats. 2020, ch. 37). The council also revised *Answer—Unlawful Detainer* (form UD-105) to aid defendants in responding to the allegations in new form UD-101 and raising new defenses available under AB 3088. The answer form was further revised in December 2020, following a postapproval circulation for public comment.

Next, the council revised forms UD-101 and UD-105, effective February 16, 2021, to implement the provisions of Senate Bill 91 (Stats. 2021, ch. 2). SB 91 extended the time period of the protections in AB 3088 to June 30, 2021, added some further protections, and established an emergency rental assistance program. The council also adopted *Verification by Landlord Regarding Rental Assistance—Unlawful Detainer* (form UD-120) to facilitate compliance with a new statutory requirement for certain verifications by a landlord. Based on comments received after the forms were circulated for public comment, the council further revised all three forms at its May 2021 meeting.

In July and October 2021, the council further revised unlawful detainer forms to implement Assembly Bill 832 (Stats. 2021, ch. 27). Because the new law immediately extended the time period for the tenant protections enacted through AB 3088 and SB 91 to September 30, 2021, the council first revised unlawful detainer forms to change the end dates of the covered periods at its July 2021 meeting. Later last year, the council revised unlawful detainer forms, effective October 1, 2021, to implement new procedures in AB 832 involving the emergency rental assistance program that affect the ability to bring, and offer additional defenses to, unlawful detainer actions.

Most recently, the council revised unlawful detainer forms, effective April 14, 2022, to implement Assembly Bill 2179 (Stats. 2022, ch. 13), which extended, until June 30, 2022, and amended certain procedures in AB 832 affecting the ability to bring unlawful detainer actions.

Analysis/Rationale

As most recently amended by AB 2179, Code of Civil Procedure section 1179.11¹ permits courts only to issue summons and judgments in unlawful detainer actions if certain factors are present. Specifically, before July 1, 2022, courts could not issue a summons for an action based on nonpayment of rent due between March 1, 2020, and March 31, 2022, unless the landlord verified either that a determination is not pending on an application for rental assistance that was filed prior to April 1, 2022; that rental assistance was denied; or that the tenant failed to complete

¹ All further citations are to the Code of Civil Procedure unless otherwise noted.

their part of the application within a certain time frame.² (§ 1179.11(a).) In addition, before July 1, 2022, courts could not issue judgments in such cases unless there was evidence that rental assistance was denied for certain specific reasons or alternatively, in actions filed after March 31, 2022, evidence that a determination on a rental assistance application was not pending. (§ 1179.11(c).)

In addition, section 1179.10, which was also amended by AB 2179, requires notices served on tenants before July 1, 2022, demanding payment of rent due between October 1, 2021 and March 31, 2022, to include certain statutory language alerting tenants to fill out a rental assistance application and noting that they may have protection against eviction if a rental assistance application was completed on or before March 31, 2022. This additional statutory language, however, is not required in notices provided after June 30, 2022.

The unlawful detainer forms currently reflect the pleading, evidentiary, and notice requirements in effect prior to July 1, 2022. Since, as described above, certain notice, landlord verification, and evidentiary requirements to bring an unlawful detainer action and for a court to issue a summons and judgment in such a case no longer apply as of July 1, 2022, form revisions are needed. Such revisions could not have been recommended earlier because it was possible that the Legislature would enact legislation to retain those pleading and evidentiary requirements beyond July 1, 2022, similar to the extensions it has previously undertaken in this area.

The recommended revisions are as follows:

- On *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101), delete item 3 and the instruction about that item from the box of instructions at the beginning of the form, and revise item 10.
 - The landlord verifications required in item 3 for a court to issue a summons—either that rental assistance has been denied, there is no determination pending on a rental assistance application, or failure by tenant to complete their portion of the application (section 1179.11(a))—are only required before July 1, 2022. Accordingly, item 3, which requires such verifications, and the instructions about that item, should be removed from the form.³
 - Additionally, since a notice served on or after July 1, 2022, demanding rent due between October 1, 2021 and March 31, 2022, is not required to contain the statutory language otherwise mandated by section 1179.10, the committee recommends revising item 10 regarding such notices. The proposed revision adds subitem c, which allows plaintiff to state that the applicable notice was served on or after July 1, 2022, and thus the special notice requirement in section 1179.10 does not apply.

² This requirement does not apply if the tenancy began after October 1, 2021.

³ Given that this proposal recommends deletion of a single item on form UD-101 without comment, the proposed form places intentionally blank space in place of item 3, rather than reformatting and renumbering the entire form.

The other items in form UD-101 do not need revision as they are either expressly statutorily mandated,⁴ based on when the rent was due,⁵ or based on law that will remain in effect.⁶

- On *Verification by Landlord Regarding Rental Assistance—Unlawful Detainer* (form UD-120), delete item 3. This form is required with any request for default judgment in an unlawful detainer action (and may be used in other situations in such cases). Item 3 of this form contains the verifications to provide evidence required under section 1179.11, that no determination on a rental assistance application is pending (for cases filed on or after April 1, 2022) or that rental assistance was denied due to ineligibility, a lack of funds, or failure by the tenant to complete the application. The committee thus also recommends this item's deletion because the statute requiring this evidence does not apply as of July 1, 2022.⁷

Policy implications

The revised items on the forms in this proposal concern a statutory provision that limited the issuance of summons and judgments in unlawful detainer actions to certain circumstances for a specified period of time, which applies only before July 1, 2022. Accordingly, the key policy implication is ensuring that the forms reflect the law correctly and are not misleading to parties—especially self-represented litigants—or courts. The proposed form revisions aim to prevent confusion as they eliminate references to statutory limitations that will no longer apply.

Comments

The proposed unlawful detainer form revisions are minor substantive changes that are unlikely to create controversy, because they are simply made in response to the expiration of a statutory provision. For that reason, they have not been circulated for comment. (See Cal. Rules of Court, rule 10.22(d)(2).)

⁴ Item 2 contains the items that section 1179.01.5 requires in all unlawful detainer cases: that a supplemental cover sheet identify whether the real property at issue is commercial or residential and if the action is based on nonpayment of rent.

⁵ For example, items 6 through 8 include the required notices for missed rent due between March 1, 2020 and September 30, 2021 in sections 1179.03 and 1179.04, which either must have been served prior to July 1, 2022 or are still required in some form after July 1, 2022. Given that plaintiffs may bring unlawful detainer actions for rent long past due, and the statute requiring these notices is still in effect, these items should remain on the form.

⁶ Unlike the declarations in item 3, the declarations in item 12—and the instruction at the beginning of the form about them—will remain in effect after July 1, 2022. Health and Safety Code section 50897.3(e)(2) provides, without any date limitation, that before an unlawful detainer judgment based on nonpayment of rent may issue, the plaintiff must verify that the landlord has not received any rental assistance corresponding to the amount demanded in the action nor have an application for rental assistance pending. (These declarations differ slightly from the ones required under section 1179.11(c).)

⁷ See footnote 6 as to why the committee does not recommend deleting the other declaration on this form.

Alternatives considered

The committee did not consider taking no action because without the proposed revisions, two unlawful detainer forms would include items no longer supported by law.

The committee considered but does not recommend revising *Answer—Unlawful Detainer* (form UD-105) at this time. Though form UD-105 provides certain specific defenses and objections that will not be applicable after July 1, 2022,⁸ any such ineffective defenses and objections raised by a defendant may be disregarded by the court. Moreover, many specific defenses and objections provided on form UD-105 are based on COVID-19–related provisions still in effect. For example, plaintiff is still obligated to provide certain special notices—the substance of which depends on when the rent came due and when the notice was provided—prior to bringing an unlawful detainer action (see items 3(m) & 3(n)). And Health and Safety Code section 50897.3(e) requires verification that the landlord has not received and does not have rental assistance pending for the amount demanded (see item 3(p)). Revisions to that form will be more complex and likely require circulation for comments. The committee anticipates revising form UD-105 in the near future to remove the COVID-19–related defenses and objections, both those that became inapplicable on July 1, 2022, and any others that the Legislature terminates.

Fiscal and Operational Impacts

The numerous legislative enactments regarding unlawful detainers in response to the COVID-19 pandemic will continue to have significant impacts on court operations. The revised forms are intended to assist courts by ensuring the forms reflect current law. Court staff, judicial officers, and self-help center staff may need to be trained on the revised forms.

Attachments and Links

1. Forms UD-101 and UD-120, at pages 6–11
2. Link A: Code Civ. Proc., § 1179.11,
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CCP§ionNum=1179.11
3. Link B: Health & Saf. Code, § 50897.3,
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=50897.3

⁸ For example, item 2b(2)(b) allows defendants to make a specific denial of the allegations in item 3 on form UD-101, and item 3(o) allows defendants to allege that plaintiff did not apply for rental assistance or that an application is pending. As of July 1, 2022, plaintiff is not required to make the allegations in item 3 of form UD-101 and is not required to apply for rental assistance or verify that no application is pending prior to initiating an action for unlawful detainer.

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: FIRM NAME: STREET ADDRESS: CITY: TELEPHONE NO.: EMAIL ADDRESS: ATTORNEY FOR (name):		STATE BAR NUMBER: STATE: ZIP CODE: FAX NO.:	FOR COURT USE ONLY DRAFT 6/30/2022 Not approved by the Judicial Council
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:			
PLAINTIFF: DEFENDANT:			
PLAINTIFF'S MANDATORY COVER SHEET AND SUPPLEMENTAL ALLEGATIONS—UNLAWFUL DETAINER		CASE NUMBER:	
All plaintiffs in unlawful detainer proceedings must file and serve this form. Filing this form complies with the requirement in Code of Civil Procedure section 1179.01.5(c). • Serve this form and any attachments to it with the summons. • If a summons has already been served without this form, then serve it by mail or any other means of service authorized by law. • If defendant has answered prior to service of this form, there is no requirement for defendant to respond to the supplemental allegations before trial. To obtain a judgment in an unlawful detainer action for nonpayment of rent on a residential property, a plaintiff must verify that no rental assistance or other financial compensation has been received for the amount demanded in the notice or accruing afterward, and that no application is pending for such assistance. To obtain a default judgment, plaintiff must use Verification by Landlord Regarding Rental Assistance—Unlawful Detainer (form UD-120) to make this verification and provide other information required by statute.			

1. PLAINTIFF (name each):

alleges causes of action in the complaint filed in this action against DEFENDANT (name each):

2. Statutory cover sheet allegations (Code Civ. Proc., § 1179.01.5(c))

- a. This action seeks possession of real property that is (check all that apply): ☐ Residential ☐ Commercial
 (If "residential" is checked, complete items 3 and 4 and all remaining items that apply to this action. If only "commercial" is checked, no further items need to be completed except the signature and verification on page 5; a summons may be issued.)
- b. This action is based, in whole or in part, on an alleged default in payment of rent or other charges. ☐ Yes ☐ No

3. Item 3 has been removed as it only applied before July 1, 2022.

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PLAINTIFF: DEFENDANT:	CASE NUMBER:
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4. **Tenants subject to COVID-19 Tenant Relief Act** (Code Civ. Proc., § 1179.02(h))

- a. (1) One or more defendants in this action is a natural person: ☐ Yes ☐ No

(2) Identify any defendant not a natural person:

(If no is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent.)

- b. (1) All defendants named in this action maintain occupancy as described in Civil Code section 1940(b): ☐ Yes ☐ No

(2) Identify any defendant who does not:

(If yes is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent.)

5. ☐ **Unlawful detainer notice expired before March 1, 2020**

The unlawful detainer complaint in this action is based solely on a notice to quit, to pay or quit, or to perform covenants or quit, in which the time period specified in the notice expired before March 1, 2020. *(If this is the only basis for the action, no further items need to be completed except the signature and verification on page 5. (Code Civ. Proc., § 1179.03.5(a)(1).))*

6. ☐ **Rent or other financial obligations due between March 1, 2020, and August 31, 2020 (protected time period)**

The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due in the protected time period. *(Check all that apply.)*

- a. ☐ Defendant (name each):

was provided all the required versions of the "Notice from the State of California" required by Code of Civil Procedure section 1179.04. *(Provide information regarding service of the notice or notices in item 8 below.)*

- b. ☐ Defendant (name each):

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19-related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(b) and (d).

*(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc., § 1179.02.5(c).))*

(If filing form UD-100 with this form and item 6b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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6. c. Response to notice (check all that apply):

(1) ☐ Defendant (name each):

delivered a declaration of COVID-19–related financial distress on landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

(2) ☐ Defendant (name each):

did *not* deliver a declaration of COVID-19–related financial distress on landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

7. ☐ **Rent or other financial obligations due between September 1, 2020, and September 30, 2021 (the transition time period)** The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the transition time period.a. ☐ Defendant (name each):

was provided all the required versions of the "Notice from the State of California" as required by Code of Civil Procedure section 1179.04. (Provide information regarding service of the notice or notices in item 8 below.)

b. ☐ Defendant (name each):

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19–related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(c) and (d).

(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc., § 1179.02.5(c).))

(If filing form UD-100 with this form and item 7b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)

c. Response to notice (check all that apply):

(1) ☐ Defendant (name each):

delivered a declaration of COVID-19–related financial distress on the landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

(2) ☐ Defendant (name each):

did *not* deliver a declaration of COVID-19–related financial distress on the landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

d. ☐ Rent or other financial obligations due:

(1) Rent or other financial obligations in the amount of \$ _____ was due between September 1, 2020, and September 30, 2021.

(2) Payment of \$ _____ for that period was received by September 30, 2021.

8. **Service of Code of Civil Procedure Section 1179.04 Notice from the State of California** (You must complete this item if you checked item 6 or 7 above. Section 1179.04 provides three separate versions of a "Notice from the State of California" that the landlord was to provide to tenants at different times during the pandemic (the notices referenced in items 6a and 7a above). This item addresses when and how those notices were provided.)

a. **September 2020 Notice.** Plaintiff provided the required notice for tenants who, as of September 1, 2020, had any unpaid rent or other financial obligations due any time between March 1, 2020, and August 31, 2020 (Code Civ. Proc., § 1179.04(a)), to defendants identified in 6a or as follows:

(1) ☐ By sending a copy by mail addressed to each named defendant on (date): _____.(2) ☐ By personally handing a copy to each named defendant on (date): _____.

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8. a. (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8a.)*
- (4) ☐ In different ways for different defendants. *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8a.)*
- (5) ☐ Plaintiff was not required to serve the September 2020 notice on the named defendants.
- b. **February 2021 Notice.** Plaintiff provided the required notice for tenants who as of February 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(b)) to defendants identified in 6a and 7a as follows:
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date): .
- (2) ☐ By personally handing a copy to each named defendant on (date): .
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8b.)*
- (4) ☐ In different ways for different defendants. *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8b.)*
- (5) ☐ Plaintiff was not required to serve the February 2021 notice on the named defendants.
- c. **July 2021 Notice.** Plaintiff provided the required notice for tenants who as of July 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(c)) to defendants identified in 6a and 7a as follows:
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date): .
- (2) ☐ By personally handing a copy to each named defendant on (date): .
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8c.)*
- (4) ☐ In different ways for different defendants. *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8c.)*
- (5) ☐ Plaintiff was not required to serve the July 2021 notice on the named defendants.
9. ☐ **High-income tenant.** The 15-day notice in item 6b or 7b above identified defendant as a high-income tenant and requested submission of documentation supporting the tenant's claim that tenant had suffered COVID-19–related financial distress. Plaintiff had proof before serving that notice that the tenant has an annual income that is at least 130 percent of the median income for the county the rental property is located in and not less than \$100,000. (Code Civ. Proc., § 1179.02.5.)
- a. ☐ The tenant did not deliver a declaration of COVID-19–related financial distress within the required time. (Code Civ. Proc., § 1179.03(f).)
- b. ☐ The tenant did not deliver documentation within the required time supporting that the tenant had suffered COVID-19–related financial distress as asserted in the declaration. (Code Civ. Proc., § 1179.02.5(c).)
10. ☐ **Rent or other financial obligations due between October 1, 2021, and March 31, 2022 (recovery period rental debt).** The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the recovery period. *(Check a, b, or c.)*
- a. ☐ Defendant (name each):
- was served with at least 3 days' notice to pay rent or other financial obligations or quit, in a notice that included the information about the government rental assistance program and possible protections, as required by Code of Civil Procedure section 1179.10.
- (If filing form UD-100 with this form and this item is checked, specify this notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)*
- b. ☐ The tenancy was not initially established before October 1, 2021, and the special notice to quit required by Code of Civil Procedure section 1179.10 does not apply in this action.
- c. ☐ The 3 days' notice to pay rent or other financial obligations or quit was served on or after July 1, 2022, and the special notice to quit required by Code of Civil Procedure section 1179.10 does not apply in this action.

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11. ☐ **Rent or other financial obligations due after March 31, 2022.** (Only applicable if action is filed on or after April 1, 2022.)
The only demand for rent or other financial obligations on which the unlawful detainer complaint in this action is based is a demand for payment of rent due after March 31, 2022.
12. ☐ **Statements regarding rental assistance** (Required in all actions based on nonpayment of rent or any other financial obligation. Plaintiff must answer all the questions in this item and, if later seeking a default judgment, will also need to file Verification Regarding Rental Assistance—Unlawful Detainer (form UD-120).)
- a. Has plaintiff received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☐ Yes ☐ No
 - b. Has plaintiff received rental assistance or other financial compensation from any other source for rent accruing *after* the date of the notice underlying the complaint? ☐ Yes ☐ No
 - c. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☐ Yes ☐ No
 - d. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source for rent accruing *after* the date on the notice underlying the complaint? ☐ Yes ☐ No
13. ☐ **Other allegations** Plaintiff makes the following additional allegations: (State any additional allegations below, with each allegation lettered in order, starting with (a), (b), (c), etc. If there is not enough space below, check the box below and use form MC-025, title it Attachment 13, and letter each allegation in order.) ☐ Other allegations are on form MC-025.

14. ☐ Number of pages attached (specify):

Date: _____

(TYPE OR PRINT NAME)



(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

(TYPE OR PRINT NAME)



(SIGNATURE)

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: FIRM NAME: STREET ADDRESS: CITY: TELEPHONE NO.: EMAIL ADDRESS: ATTORNEY FOR (name):	STATE BAR NUMBER: STATE: ZIP CODE: FAX NO.:	FOR COURT USE ONLY DRAFT 6/30/2022 Not approved by the Judicial Council
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:		
PLAINTIFF: DEFENDANT:		
VERIFICATION BY LANDLORD REGARDING RENTAL ASSISTANCE—UNLAWFUL DETAINER		CASE NUMBER:

This form must be filed by the plaintiff with any request for default judgment in any unlawful detainer action seeking possession of residential property based on nonpayment of rent or any other financial obligation under a lease. It may also be used at other times as appropriate or when requested by a judicial officer.

1. The landlord of the property at issue in this case is (name):
2. All of the following statements are true:
 - a. Landlord has not received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint in this action.
 - b. Landlord has not received rental assistance or other financial compensation from any other source for rent accruing after the date of the notice underlying the complaint in this action.
 - c. Landlord does not have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint in this action.
 - d. Landlord does not have any pending application for rental assistance or other financial compensation from any other sources for rent accruing after the date of the notice underlying the complaint in this action.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

(TYPE OR PRINT NAME)



(SIGNATURE)

(TITLE—provide if signing on behalf of corporation or other business entity)