



May 23, 2019

If you have recently served or received a notice of termination for “no cause”, please read the following Notice carefully. Contact John D. Lê of the City Attorney’s Office at (510) 747-4765 or jle@alamedacityattorney.org with any questions.

On May 21, 2019, the City Council introduced an ordinance amending Ordinance No. 3148. In pertinent part, the City Council voted to remove “no cause” as a permissible grounds for terminating a tenancy under Section 6-58.140.A of the Alameda Municipal Code. Although the effective date of this Ordinance is thirty (30) days after final adoption (here, July 5th given that the Ordinance was introduced on May 21 and adoption [second reading] is expected on June 4th), any action to terminate a tenancy based on “no cause” for which a landlord has not secured by July 5, 2019 a final court judgment ordering the tenant to vacate will be of no effect because on or after that date, a landlord’s right to take any action to terminate a tenancy based on “no cause” will have been eliminated.

Accordingly, if the City Council adopts the ordinance amending Ordinance No. 3148 on June 4, 2019, and the ordinance becomes effective, beginning July 5, 2019:

- 1) Any notice of termination for “no cause” served on a tenant for which a landlord has not secured **by July 5, 2019** a final court judgment ordering the tenant to vacate will be of no effect on or after that date.
- 2) Landlords must refrain from taking action to terminate any tenancy for “no cause,” including, but not limited to, making a demand for possession of a Rental Unit, threatening to terminate a tenancy, bringing or continuing to prosecute any action to recover possession or be granted possession of a rental unit, etc.