

At-Fault Just Cause: Termination Overview

The draft Novato ordinance would preserve and reaffirm all at-fault just cause termination rights currently available under California law.

1 What does “at-fault just cause” mean?

An at-fault just cause termination occurs when a tenancy is ended due to a tenant’s actions or failure to comply with the lease or applicable law.

2 At-fault reasons included in the draft ordinance

- **Failure to pay rent** after proper notice
- **Material breach of the lease** after notice to correct
- **Nuisance**
- **Refusal to provide reasonable access** where required by law
- **Committing waste**
- **Prohibited assignment or subletting**
- **Refusal to enter a new lease** of similar terms where permitted by law
- **Failure to vacate** after termination of employment where occupancy is tied to employment
- **Criminal activity** related to the tenancy
- **Unlawful purpose** (use of the unit for an unlawful purpose)
- **Failure to deliver possession** after notice or surrender agreement

3 Notice requirements

Landlords must serve a written notice that complies with applicable state and local requirements, including proper notice periods and an opportunity to cure where required by law.

4 Relocation assistance

Relocation assistance is not required for at-fault just cause terminations.