



**THIS PROPERTY IS SUBJECT TO THE CITY OF OXNARD JUST CAUSE
EVICTON AND TENANT PROTECTION ORDINANCE**

This notice is to provide you with an overview of tenant protections under the Just Cause Eviction and Tenant Protection Ordinance and other laws. The entire text of the Just Cause Ordinance may be found on the city’s website at <https://www.oxnard.org/city-department/housing/rso/>

Tenants May Be Evicted Only for Just Cause

Under the Just Cause Ordinance, a tenant may be evicted only for one of the reasons stated below. A citation to the provision of the Just Cause Ordinance providing further information is included after each ground for eviction.

No Fault Eviction	Eviction for Fault
Occupancy by owner or relative (27-4(A))	Failure to pay rent (27-3(A))
Owner’s going out of the rental business (27-4(B))	Breach of a material lease term (27-3(B))
Owner compliance with government or court order related to habitability necessitating that unit or property be vacated (27-4(C))	Causing or permitting a nuisance (27-3(C))
Demolition or substantial remodel (27-4(D))	Waste (causing destruction) (27-3(D))
	Failure to sign written lease extension (27-3(E))
	Criminal activity (27-3(F))
	Subletting in violation of lease (27-3(G))
	Refusal to allow owner lawful entry (27-3(H))
	Using premises for unlawful purpose (27-3(I))
	Termination of employment with owner (27-3(J))
	Tenant’s failure to vacate after having given owner notice of intent to vacate (27-3(K))

Right to Relocation Assistance

If your tenancy is terminated for any of the no-fault reasons listed above, you are entitled Just Cause Ordinance to relocation assistance in the amount of \$5,000 or two months’ rent, whichever is greater.

Tenant Protections Related to Immigration and Citizen Status

This notice must be posted in a conspicuous location on the property and must be posted in Purépecha, Mixteco, Otomi, Tagalog, Zapoteco, Nahuatl, Spanish, and English.

State law offers protections for tenants related to their immigration and citizenship status. Those protections are set forth in California Civil Code Section 1940.35 and California Code of Civil Procedure Section 1161.4.

Complaints

If you believe that the owner has violated any provision of the Rent Stabilization Ordinance, you may inquire about initiating a complaint by calling the City of Oxnard Housing Department at (805) 385-7899 or emailing at rent.stabilization@oxnard.org.
