

How to Comply with Eviction Protections in Mountain View

November 18, 2025



Reminder

City Staff is not able to offer
legal advice

but...

we can offer facts, best practices,
and an overview of the
CSFRA/MHRISO and other state
laws

The CSFRA/MHRSO

Stabilize the community by reducing housing turnover in certain rental units/mobile homes by...



1.
Stabilizing
Rents



2.
Providing Eviction
Protections



3.
Ensuring a Fair
Rate of Return

Background



Most apartments built before December 23, 2016 are covered by the CSFRA.

Fully Covered

Both Rent Stabilization and Eviction Protections Apply

- Built before 1995
- Not a government or subsidized rental unit

Partially Covered

Eviction Protections Apply

- Built between 1995 and 2017
- Not a government or subsidized rental unit

Mobile Homes are also Covered

Mobile Home Owners

- **Own** a mobile home and rent a mobile home space, including Communal Facilities and Housing Services from a

Mobile Home Park Owner

Mobile Home Renters

- **Rent** a mobile home for occupancy, in a mobile home park, including Communal Facilities and Housing Services from a

Mobile Home Landlord

Questions?

- **Q&A**
- **Raise Hand**
- ***9**



A white magnifying glass icon is positioned on the left side of the slide. The handle is at the bottom left, and the lens is a large circle. Inside the lens, there is a white curved line that resembles a partial 'C' or a checkmark.

Eviction Protections

Mobile Home Owners

Covered by State Law:

Mobilehome Residency Law (798.256) provides eviction protections for mobile home owners

Limited Eviction Causes

- Failure to pay rent
- Violation of Park Rules and Regulations
- Substantial Annoyance
- Non-compliance with state or local laws and regulations related to Mobile Homes
- Condemnation of Park
- Change of use of (parts of) Park

CSFRA and Mobile Home Renters

“Just-Cause” Reasons for Termination

Tenant-Caused

- Failure to pay rent
- Breach of Lease*
- Nuisance*
- Criminal Activity*
- Failure to give Access*

Landlord-Caused**

- Repairs/temporary vacancies
- Owner move-in
- Withdrawal from rental market
- Demolition

* Requires Notice to Cease, before termination notice

** Relocation assistance and right of first return rules apply

End of Lease

- **Not signing a new lease is not a reason for eviction.**
- The CSFRA and MHRSO limits the reasons for eviction of tenants to 9 “just causes.” Not having or signing a lease renewal is not one of the 9 reasons.
- If you don't sign a new lease, the lease terms from the prior lease remain in effect.
- The lease automatically becomes month-to-month.



Noticing Requirements

Noticing Requirements

Notice to Cease: *Before* Termination Notice

- To cure alleged violation by tenant
- Provide Division telephone number: 650-903-6136

Notice of Termination: 3/30/60 Day Notice

- Detail specific reason for termination
- 30 Day notice if Tenant has rented for < 1 Year
- 60 Day notice if Tenant has rented for > 1 Year
- Copy to Division (within 3 days)
- Notify tenants of potential right to relocation assistance (if applicable)

Notice of Intent: Withdrawal of Rental Units from Market

- Typically for property redevelopment projects
- Relocation assistance for income eligible tenants
- 120 Day Notice if Withdrawal Unit from Rental Market (1 Year Notice if Tenant is Senior or Disabled)

Notice to Cease

Required prior to Notice of Termination in cases of:

- ❖ Breach of Lease
- ❖ Nuisance
- ❖ Criminal Activity
- ❖ Failure to Give Access

Notice to Cease

Written warning, must include:

- Any information necessary to determine the Date, time, place, and other circumstances concerning the reason of the notice
- Reasonable period and sufficient details to allow for compliance
- Information on the tenant's right to request reasonable accommodations
- Contact information for Rent Stabilization Division
(650) 903-6136

Notice of Termination

Termination Notice must include:

- The Just Cause reason for the termination
- That the Rental Unit is a Covered Unit under the CSFRA or MHRSO
- Contact information for Rent Stabilization Division
650-903-6136

If a tenant has failed to pay rent as required:

- The landlord is not required to first serve a Notice to Cease
- The Landlord can serve a Notice of Termination called a
3 Day Notice to Pay Rent or Quit

File a Copy with the City

Register your property online at Mvrent.mountainview.gov

Submit Required Noticing Online (3 days)

- Termination Notices
- Notice to Cease

APN : 15804002 | Address : 91 CHURCH ST, MOUNTAIN VIEW, CA 94041

Overview | Addresses | Contact Details

Site Addresses

91 CHURCH ST, MOUNTAIN VIEW, CA 94041

Total Units: 17

Registration Open

Unit Summary (Enter '0' if none)

Studio Units	One Bedroom Units	Two Bedroom Units	Three And More Bedroom Units	Total Units
No records available.				

91 CHURCH ST, MOUNTAIN VIEW, CA 94041

Unit	Status	Bedrooms	Bathrooms	Monthly Rent	Move-In Date	Last Rental Increase	Occupied By	Action
No records available.								

0 - 0 of 0 items

I'm thinking of issuing a termination notice...



- **Contact our office** when you're considering terminating a tenancy
- We can provide information on **CSFRA and MHRSO requirements**
- We can connect you with other resources, like **Mediation**, to resolve the issue without court involvement
- Be sure to file **termination notices and Unlawful Detainer** summons at mvrent.mountainview.gov

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What is NOT a
Reason for Eviction?

What is NOT a Reason for Eviction?

Lack of Cause / No Causes

- Terminations notices **MUST** include one of the 9 “Just Causes”

End of Lease

- Tenant is **not required** to sign a new lease
- No change in lease terms
- Automatic rollover to month-to-month tenancy
- Tenant can give 30-day notice

Sale or Transfer of Rental Property

- Noticing of new ownership information to tenant required

Unreasonable Denial of Additional Tenant

- One for one replacement of roommate
- Additional family member

“Constructive” Evictions are Illegal!

Here are a few examples:

Changing
locks

Cutting-off
Utilities

Harassing
Occupants

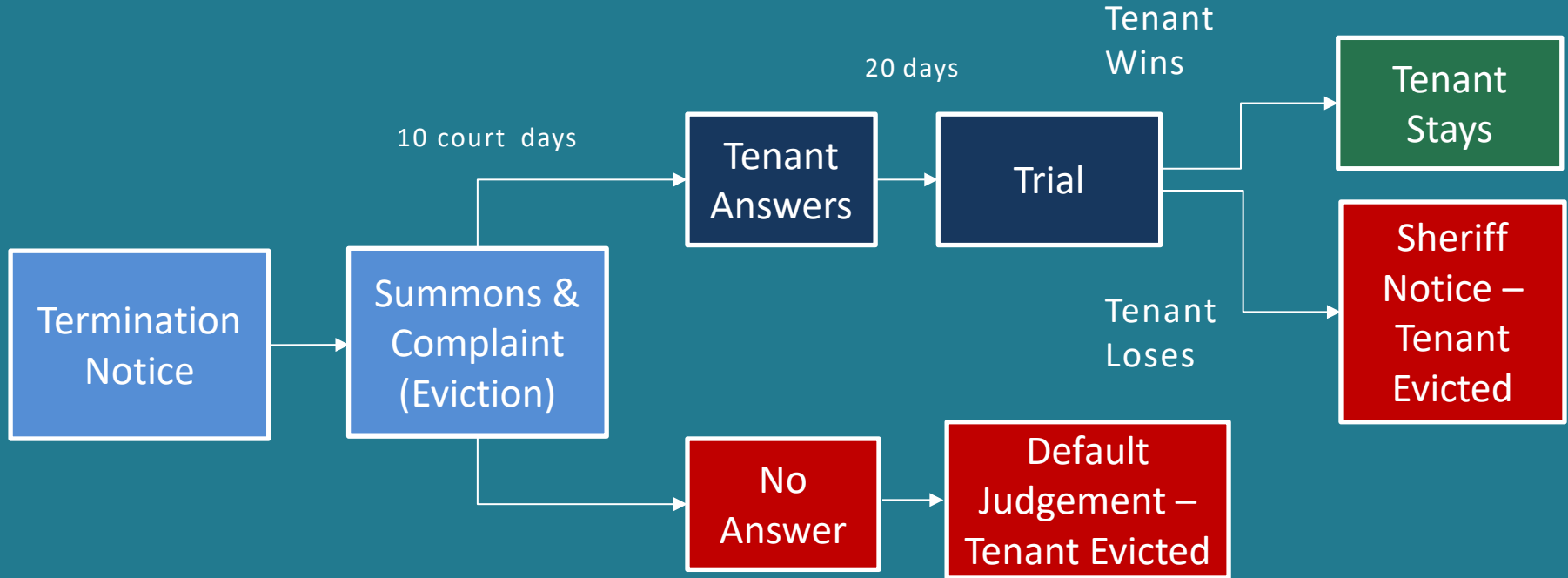
Preventing
Occupants
from entering

Not addressing
habitability
issues



Eviction Process in CA

Unlawful Detainer



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New State Laws

New State Laws

Law	Effective Date	Description
AB 12	July 1, 2024	<p>In most cases, the Security Deposit is limited to one month's rent</p> <p>A landlord may charge up to two times the rent for the entire security deposit if both of the following are true:</p> <ol style="list-style-type: none">1. The landlord is a natural person (or LLC in which all members are natural persons).2. The landlord owns no more than two residential properties containing four or fewer units.
AB 2801	July 1, 2025	Landlords must take photographs of the unit at the beginning of the tenancy.
	April 1, 2025	Landlords also must take photos of the unit within a reasonable time after the unit is vacated.
AB 2347	January 1, 2025	Extends the deadline for tenants to file Answers in response to Unlawful Detainer (eviction) lawsuits to 10 court days (instead of 5)

New State Laws

Law	Effective Date	Description
AB 2747	January 1, 2025	Rent Reporting. Landlords must offer tenants the option to report on-time rent payments to credit bureaus. Landlord can charge the actual cost of reporting not to exceed \$10.
SB 611	January 1, 2025	Bans “junk fees”. These are fees unrelated to rent, such as charges for personal checks or unnecessary service fees. Key updates include: <ul style="list-style-type: none">• No Extra Fees for Personal Checks – Landlords cannot charge extra fees for rent payments made by personal check.• Return of Fees for Service Members – If a service member tenant has paid additional fees for poor rental history but then maintains six (6) months of on-time payments, these fees must be refunded.
SB 1051	January 1, 2025	Domestic Violence Protections. Landlord must change the locks for a tenant, at the landlord’s own expense, within 24 hours of being provided information that a tenant or a member of the tenant’s household has been a victim of abuse or violence.
AB 628	January 1, 2026	Landlords will be required to provide a refrigerator and stove on all new leases, as part of ensuring a unit is habitable.



Key Takeaways

Key Takeaways

1. Tenants can only be evicted for 9 “just-cause” reasons
2. “No-cause” evictions are not allowed
3. End of lease is not an allowed cause of eviction
4. Landlords must notify tenants in writing of the reason for eviction
5. Contact us before give a termination notice so we can help you navigate the process

Housing Help Center

Landlord Housing Help Center

- Every Thursday
- 1 p.m. – 3 p.m.

Rent Stabilization Division

298 Escuela Ave, Mountain View, CA 94040

Virtual at mountainview.gov/housinghelpclinics



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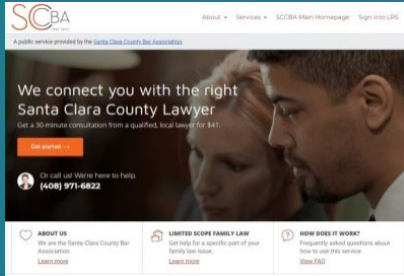
Resources

MV Meditation Program



- Free!
 - Mediated discussion
 - Confidential
 - High success rate
-
- (650) 960-0495
 - mediate4MV@housing.org

Legal Resources



Santa Clara County
Bar Association
Lawyer Referral Service
(408) 971-6822 | www.sccba.com



Superior Court
Self-Help Center
(408) 882-2926
scscourt.org/self_help/civil/ud/ud_resources.shtml

Upcoming Workshops

- **Dec. 11**- Submitting a Utility Adjustment Petition
 - Zoom @ 2 pm
- **Dec. 16** - Property Registration
 - Community Center, Maple Room & Zoom @ 2 pm
- **Jan 13** – Property Registration
 - Zoom @ 2 pm

Rent Stabilization Division

Contact Information

(650) 903-6136

mvrent@mountainview.gov

Mountainview.gov/rentstabilization

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Landlord Housing Help Center

Every Thursdays

1 – 3 p.m.

298 Escuela Ave

or virtually at

[Mountainview.gov/](http://Mountainview.gov/housinghelpclinics)

housinghelpclinics

(hablamos Español)



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