

BEFORE YOU SERVE A 3-DAY NOTICE

The problem may be obvious. The right notice often isn't.

A 3-day notice can set an eviction case in motion. The wrong notice can waste time, money, and leverage—or even jeopardize your case.

Get it right from the start.

1. WHAT'S HAPPENING AT THE PROPERTY?

Different problems require different notices—and sometimes a different strategy altogether.



UNPAID RENT

Tenant hasn't paid all or part of the rent owed. The amount and legal requirements matter.



LEASE VIOLATION

Tenant breached the lease (e.g., unauthorized occupant, pets, use, damage, parking). Some breaches are curable; others are not.



NUISANCE OR SUBSTANTIAL INTERFERENCE

Noise, threats, drug activity, or other conduct that interferes with others' rights. The legal standard is higher than it looks.



EGREGIOUS CONDUCT OR ILLEGAL ACTIVITY

Criminal activity, violence, threats, or other egregious misconduct. The facts must support the notice—and may require immediate action.



A 3-DAY NOTICE ISN'T MERELY A WARNING.



YOU BRING US THE FACTS. WE'LL HANDLE THE NOTICE.

Bornstein Law evaluates the legal basis, prepares the appropriate notice, and arranges for proper service—with an eye toward what may come next.



LET'S TALK BEFORE YOU ACT.

☎ (415) 409-7611 | ✉ daniel@bornstein.law | 🌐 bornstein.law

2. WHAT BORNSTEIN NEEDS FROM YOU

The more complete the information, the better we can protect your rights and choose the right approach.



The lease and all addenda



Rent ledger, if applicable



What happened, and when



Prior warnings or notices (and how delivered)



Relevant texts, emails, photos, videos, or reports



Names of everyone occupying the unit



Property address and city/jurisdiction
(local rules and just-cause protections may apply)

It may become the foundation of the eviction case.

Errors in facts, amount demanded, legal theory, timing, service, or local requirements can derail your case and cost you time, money, and leverage.