



Strictly Ed: *All Education-All the Time*



Take a Walk on the Wild Side of Easements

Monday, June 29th 10:00 to 11:30am

Speaker: Attorney Ed Chun, Bosso Williams Law Firm

Topics Include Easements vs Other Property Rights; Creation of Easements; Preventing Prescriptive Easements; Location and Use of Easements—how easements affect the properties over which they run; Duties to Maintain Easements; Extinguishment of Easements, and more!

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Can I give my tenant both a 3 day and a 30 day notice at the same time?

No. Notice to a tenant cannot be in the alternative. A 30-day notice to a tenant is not proper unless it makes a clear demand for possession with no alternative (Turney v. Collins (1941), 48 Cal. App. 2d 381, 392). By nature, "a 3-day notice to pay or quit" or a "3-day notice to cure a covenant or quit" gives the tenant alternative actions.

A landlord would give the tenant a "3-day notice to pay or quit" if the tenant hasn't paid the rent in full. If the tenant is breaching the lease in some other manner (e.g., creating a nuisance, violating any CC&Rs), the landlord would give the tenant a "3-day notice to cure covenant or quit."

Finally, if the tenant is on a month-to-month tenancy and the landlord wants to terminate the tenancy, the landlord would give the tenant either a 30-day notice (tenant for less than a year), a 60-day notice (tenant for one year or more) or a 90-day notice (Section 8 tenant). Things are a bit more complicated if the property is subject to local rent control laws.

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MLS Essentials Basic June 24th

MLS Essentials Advanced June 24th

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