

**60-Day Notice Coming Back?
Cast Your Vote For Landlords!
by Daniel C. Faller, AOA President**

As mentioned in last month's issue, efforts have been renewed by your legislative committee to make the 60-Day Notice of Termination of Tenancy a permanent fixture in California law.

PLEASE fax, call, email or write to
Assemblyperson Torrico about the burdens
placed on landlords by the 60-day notice.
You may do so at

You can thank Assembly Member Alberto Torrico (D-Fremont) for introducing Assembly Bill 1169, despite the fact that last year's Senate Bill (SB) 51 (which provided for the same thing), failed. If passed, Torrico's bill would reinstate the 60-day notice provision until January of 2010.

One may safely assume that Mr. Torrico is not a rental property owner. If he was, he would know that when we serve tenants with a notice to move, it is usually because they are undesirable. He would also know that when a 30-day notice is served, knowing he has to move, the tenant will not pay rent for that month telling the owner to use his security deposit. Mr. Torrico should know that if the 60-day notice passes, an owner could then lose not one, but two month's rent! This doesn't include the additional costs to the owner for repairing damages and cleaning costs because the security deposit was used up as rent or the fact that all the other good tenants will be subject to possible continued disturbances for the next two months from those asked to move.

Assemblyperson Torrico previously had some co-authors to AB 1169, but with the bill's most current amendments, all of these other committee members have removed themselves from the bill. He now stands alone on this issue.

PLEASE fax, call, email or write to Assemblyperson Torrico about the burdens placed on landlords by the 60-day notice. Tell him about an actual experience you've had in the past that explains how detrimental a 60-day notice can be. If you've had a "tenant from hell", tell him your story. Please! You may do so at:

Assemblyperson Albert Torrico
39510 Paseo Padre #280
Fremont, CA 94538
Email: assemblymember.torrico@assembly.ca.gov
Phone: (510) 794-2580
Fax: (510) 440-9035

Use the information above to make **YOUR** voice heard for all landlords. Call, write, email or fax him TODAY!

Letter From a Member

Dear Mr. Faller:

We are very proud to have received such a charming letter from your office regarding the 60-Day Notice – SB 1169.

We are a group of landlords fully supporting the AOA and you as our President. We foresee a great light at the end of the tunnel when you do this kind of e-mail to all landlords. Now, we are talking business!

We have to make things clear to our legislators that landlord business is no small matter. Our title came from the "above and is God sent!" Any legislator who takes a landlord's business for granted will be taking a high risk of being thrown out of the Assembly line! Sincerely, Josephine

P.S. If you would like to receive emails from AOA about political issues and upcoming events, please call or send me your email address so we can add you to the list of active housing providers. I can be reached at 1-800-827-4262 or dan@aoausa.com.