

April 15, 2019

The Honorable Rob Bonta  
California State Assembly  
Sacramento, California



RE: AB 1481 (Bonta) - Support

Dear Assemblymember Bonta:

On behalf of East Bay for Everyone we are writing to express support for AB 1481, an important bill to bring Just Cause tenant protections to the entire state.

East Bay For Everyone is a regional network of renters, homeowners, landlords, and housing advocates throughout the East Bay who organize for housing. We believe that housing is infrastructure rather than an investment, and that immediate action needs to be taken to protect Californians from the housing insecurity caused by our severe housing shortage.

AB 1481 would eliminate arbitrary evictions and require landlords to specify the reason for eviction before requiring a tenant to move out of their home. Given our state's lack of affordable housing, low-income renters are not able to easily or quickly find suitable replacement housing they can afford when they receive an eviction notice. This bill makes a common-sense change by banning arbitrary evictions which are not based on a specific reason.

Current law allows landlords to evict tenants without a reason, absent local controls, on 30- or 60-days' notice, depending on the length of tenancy. Simply put, this is not enough time in today's housing climate for a family to locate, successfully apply for, and move into new housing that is appropriate for their circumstances. Being displaced from one's housing often means being displaced from one's community, requiring not only finding a new home, but often also a new school for one's children, new doctors and medical providers, a new place of worship, and an entirely new routine.

AB 1481 merely requires landlords to have a good reason for evicting their tenants and to list that reason on a notice they are already required to provide. The bill does not change the rights of landlords to evict tenants for reasons such as nonpayment, endangering other tenants, or violating their lease, nor does it change the rights of landlords with respect to what they can do with their property – it still allows for evictions under the Ellis Act, owner move-in, renovations and the like.

No one should lose their home without a good reason, and we thank you for authoring this important legislation.

Sincerely,

The 1,000 members and supporters of East Bay for Everyone