

TO:

And all other occupants

Tenant in possession of the premises located at:

1050 7th street #604

Oakland, CA 94607

**TEN-DAY NOTICE TO PAY RENT OR SURRENDER AND VACATE PREMISES**

**RECEIVED**

**SEP 21 2017**

**RENT ADJUSTMENT PROGRAM  
OAKLAND**

Resident(s) in possession:

NOTICE IS HEREBY GIVEN that pursuant to the agreement by which you hold possession of the above-described premises, there is now due and owing unpaid rent for the said premises in the total sum set forth below, being rent that became due on the following dates, in the amount stated:

08/01/17	08/01/17 thru 08/31/17	\$229.00
09/01/17	09/01/17 thru 09/30/17	\$769.00

**TOTAL BALANCE DUE: \$998.00**

You are hereby required, on or before **September 25, 2017** to pay said rent in full, or to deliver up possession of said premises to the undersigned or legal proceedings will be commenced against you to recover possession of said premises, to declare said agreement for possession forfeited, and to recover court costs, and damages for the unlawful detention of said premises. The undersigned agent elects to and does declare a forfeiture of the lease, rental agreement or tenancy under which you occupy the above-described premises if the above-described rent is not paid in full on or before the above-specified date.


The undersigned Owner/Agent seeks to recover possession of the above-described premises, for non-payment of rent pursuant to Oakland Just Cause for Eviction Ordinance; Measure EE Section 6(A)1, in good faith with honest intent and without ulterior motive.

Payment may be tendered via mail or in person to VPM Management, Inc.:

VPM Management, Inc.  
2400 Main Street, Suite 201  
Irvine, CA 92614  
(949) 863-1500 (TTY) 711

**Payments made by mail must be postmarked within the ten day notice period. In person payments at the City Towers site office will not be accepted.**

**DATED: September 13, 2017**

  
Landlord (or Agent)

You have ten (10) days within which to meet and discuss with the Administrator, whose name and contact information is given above, this Notice and the proposed termination of your tenancy. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. Please be advised that you may only be evicted as a result of a judicial proceeding and if a judicial proceeding for eviction is instituted, you may present a defense at trial. Your tenancy is exempt from the provisions of the Oakland Rent Adjustment Ordinance because the rent for the premises is regulated by a governmental entity. Information regarding evictions is available from the City of Oakland's Rent Program. Parties seeking legal advice concerning evictions should consult with an attorney. The Rent Program is located at 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, (510) 238-3501, website: [www.oaklandnet.com](http://www.oaklandnet.com). (as of January 2004).

I, **Donald McShane** declare that I am employed in the county of Alameda and that I am over the age of eighteen years. My business address is **1065 8th Street, Oakland, CA 94607**. On **September 13, 2017** I served the following document(s):

**10-Day Notice Proof of Service**

   **VIA PERSONAL SERVICE:** I personally served said document(s) to each addressee:

**Name:**

**Street address:**

**City, State and Zip Code: Oakland, CA 94607**

   **VIA FIRST CLASS MAIL (CCP 1012A, et seq.):** I deposited said document(s) into the United States mail at Oakland, California in a sealed envelope, addressed as follows, with postage fully prepaid, on the same day as shown on this declaration to:

**Name:**

**Street address:**

**City, State and Zip Code:**

**XXX VIA POSTING AND MAILING:** I posted a copy of said document(s) in a conspicuous place at the following address and deposited copies of said document(s) into the United States mail at Oakland, California, in a sealed envelope, addressed as follows for each recipient, with first class certified mail postage fully prepaid, on the same day as shown on this declaration:

**Name:** [REDACTED] **@ 02:26 PM**

**Street address: 1050 7th Street #604**

**City, State and Zip Code: Oakland, CA 94607**

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on **September 13, 2017**, at **Oakland, California**.

**Print Name: Donald McShane**

**Signature:** 