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NOTICE OF ENTRY – LANDLORD/OWNER ROUTINE INSPECTION

(For owner or property manager periodic unit checks.)

NOTICE OF ENTRY FOR LANDLORD/OWNER ROUTINE INSPECTION

[Landlord or Property Manager Letterhead]

Date of Notice: [Insert Date]

To: [Tenant Name(s)]

Rental Property Address: [Rental Address]

[City, State, Zip Code]

Notice of Scheduled Entry:

You are hereby notified that the Landlord or Property Manager will enter your rental unit in accordance with **California Civil Code § 1954** and the **City of Oakland Tenant Protection Ordinance (O.M.C. § 8.22.640)**, as follows:

- **Purpose of Entry:**
Routine inspection to assess the condition of the property, identify maintenance issues, and ensure compliance with lease obligations.
- **Scheduled Date of Entry:** [Insert Date]
- **Approximate Time Window:** [Insert Time Range]
- **Authorized Person(s) Entering:** [Insert Names or "Property Manager, Maintenance Staff, and/or Owner's Representative"]

Additional Information:

- The inspection will be visual and non-invasive unless urgent repairs are identified.
- You are not required to be present during the inspection but may attend if desired.
- Please report any known maintenance concerns in advance.

Legal Disclosures:

- Entry will be made during normal business hours and with at least **24 hours' written advance notice (Civil Code § 1954)**.
- Entry will be respectful, non-harassing, and compliant with tenant protections under **O.M.C. § 8.22.640**.

If you have any questions, please contact [Insert Contact Name] at [Insert Phone Number/Email].

Sincerely,

[Landlord/Manager Name]

[Title]

On behalf of [Owner/Association Name]