

FOR OFFICE USE ONLY
Date Received:
Received By:

City of East Palo Alto
Rent Stabilization Program
Office of the City Manager
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East Palo Alto, CA. 94303
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**LANDLORD ADDENDUM TO APPEAL FORM FOR CERTIFICATE OF
MAXIMUM ALLOWABLE RENT ISSUED UPON REQUEST**

Landlords are to submit this Section C of the Request for Certification of Maximum Allowable Rent for each properly registered rental unit regulated by the Rent Stabilization Ordinance.

Rental Property Address:
Rental Unit Address:

SECTION C: To be completed by Owner/Representative if landlord is making the request:

Owner Check if new owner or address <input type="checkbox"/>	Agent Check if new agent or address <input type="checkbox"/>
Name	Name
Address	Address
City, State, Zip	City, State, Zip
Phone ()	Phone ()
Email	Email

The certification of the Maximum Allowable Rent (MAR) upon request after a valid certificate has been previously issued is based on the Annual General Adjustments authorized by the Rent Board since the timeframe stated in the last valid certificate issued for a unit that have been used properly to raise a tenant's rent. To facilitate determination of the eligibility for Annual General Adjustments in rent and for the certification of Maximum Allowable Rent, which eligibility determination can be appealed to the Rent Board by either the landlord or the tenant, please complete the following (*Attach additional pages or documents if more space is needed*).

- The rental of this unit substantially complies with the 2010 Rent Stabilization and Just Cause for Eviction Ordinance, its implementing regulations, or orders issued pursuant to its sections:

Yes No

If this unit is not in compliance with the requirements of the 2010 Rent Stabilization and Just Cause for Eviction Ordinance, its implementing regulations, or orders issued pursuant to its sections, please explain:

- No former tenant occupying this unit after August 2010 was charged more than the Maximum Allowable Rent specified in a certificate for that tenant's occupancy without being compensated in full with rebates and rent reductions; and all notification and other requirements of the Just Cause for Eviction provisions of the Rent Stabilization Ordinance and the prohibitions against Retaliation and Harassment were adhered to:

Yes No

If all requirements in the 2010 Rent Stabilization and Just Cause for Eviction Ordinance for Vacancy Registration and Just Cause for Eviction, or the prohibitions against Retaliation and Harassment as set forth in the City of East Palo Alto's ordinances were not adhered to, please explain:

3. The condition of this rental unit complied with the State's "Warranty of Habitability" standards in California Civil Code 1941.1 (see appendix below) throughout this tenant's tenure since August 2010:

Yes No

If this unit is not, or was at any point in time after August 2010 when this tenant occupied this unit, in compliance with the State's "Warranty of Habitability" standards in California Civil Code 1941.1, please explain:

4. All repairs ordered by the City for this tenant's unit and common facilities of the building in which the rental unit is contained were completed when ordered:

Yes No

If all repairs order by the City have not been completed, please explain:

Per Section 1020 of the regulations adopted by the Rent Board for Certification of Rents Pursuant to a Request for Certification, a landlord must provide a copy of this form to the tenant simultaneous with the landlord's submission of the completed form to the Rent Board.

To be properly submitted to the Rent Board, documentation must be included that the tenant in the unit for which certification is requested has been simultaneously provided a completed and signed copy of this Request for Certification of Maximum Allowable Rent, including this landlord addendum.

Declaration: I hereby declare under penalty of perjury of the laws of the State of California that all the information in this Landlord Addendum to a Request for Certificate of Maximum Allowable Rent Form is true and correct to the best of my knowledge and belief.

Print Name

Signature

Date

Title

Appendix: California "Warranty of Habitability"

California Civil Code (as of October 20, 2014)

1941.1. (a) A dwelling shall be deemed untenable for purposes of Section 1941 if it substantially lacks any of the following affirmative standard characteristics or is a residential unit described in Section 17920.3 or 17920.10 of the Health and Safety Code:

(1) Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.

(2) Plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.

(3) A water supply approved under applicable law that is under the control of the tenant, capable of producing hot and cold running water, or a system that is under the control of the landlord, that produces hot and cold running water, furnished to appropriate fixtures, and connected to a sewage disposal system approved under applicable law.

(4) Heating facilities that conformed with applicable law at the time of installation, maintained in good working order.

(5) Electrical lighting, with wiring and electrical equipment that conformed with applicable law at the time of installation, maintained in good working order.

(6) Building, grounds, and appurtenances at the time of the commencement of the lease or rental agreement, and all areas under control of the landlord, kept in every part clean, sanitary, and free from all accumulations of debris, filth, rubbish, garbage, rodents, and vermin.

(7) An adequate number of appropriate receptacles for garbage and rubbish, in clean condition and good repair at the time of the commencement of the lease or rental agreement, with the landlord providing appropriate serviceable receptacles thereafter and being responsible for the clean condition and good repair of the receptacles under his or her control.

(8) Floors, stairways, and railings maintained in good repair.

(9) A locking mail receptacle for each residential unit in a residential hotel, as required by Section 17958.3 of the Health and Safety Code. This subdivision shall become operative on July 1, 2008.

(b) Nothing in this section shall be interpreted to prohibit a tenant or owner of rental properties from qualifying for a utility energy savings assistance program, or any other program assistance, for heating or hot water system repairs or replacement, or a combination of heating and hot water system repairs or replacements, that would achieve energy savings.