

ELLIS NOTICE OF TENANT RIGHTS¹

(East Palo Alto Municipal Code §14.08)

1. \$9,444.11 OR \$12,592.14 IN RELOCATION ASSISTANCE FOR EACH TENANT IN THE RENTAL UNIT

The tenants of residential rental units who are required to move as a result of the owner's withdrawal of the accommodations from the rental market are entitled to a relocation payment from the owner in the following amounts:

\$9,444.11 for each tenant who has lived in the rental unit for less than two years.

\$12,592.14 for each tenant who has lived in the rental unit for, at least, two years.

The owner must deposit the appropriate relocation assistance payment with the City. This money is to assist tenants in their relocation and will be released upon receipt of a written request from all members of a household.

2. \$3,148.04 IN ADDITIONAL RELOCATION ASSISTANCE FOR CERTAIN HOUSEHOLDS

The following households that are displaced as a result of this property being withdrawn from the rental housing market are entitled to **\$3,148.04** in additional relocation assistance for each of the following qualifications:

- Households with a resident child who is younger than 18 years or any other legal dependent.
- Households with a tenant who is 60 years of age or older, disabled, or terminally ill.
- Households with annual income less than 80% of the median income for San Mateo County. The income limits for qualifying for additional relocation assistance are:

Household Income Limits for 2019								
Persons per	1	2	3	4	5	6	7	8
Income no greater	\$82,900	\$94,700	\$106,550	\$118,400	\$127,850	\$137,350	\$146,800	\$156,300

Note: Tenants must complete and serve the Notice of Assertion of Age or Disability within 60 days of the date of delivery to the City of the Notice of intent to withdraw in order to receive the additional relocation assistance.

3. EXTENSION OF TIME FOR ELDERLY AND/OR DISABLED TENANTS

Tenants who are 62 years of age or older, disabled, a non-minor dependent, or terminally ill and who has resided at the unit for, at least, one year are entitled to one year's notice of the intent to withdraw units from the rental market rather than 120 day's notice.

Note: To be eligible for this extended notice, a Notice of Assertion of Age and/or Disability must be completed and returned to the owner within 60 days of the date of delivery to the City of the notice of intent to withdraw.

4. MOVING COSTS

The owner must pay actual moving costs up to the amount of **\$3,148.04** upon the provision of receipts, or the owner and tenant may agree that the owner will pay to the tenant **\$1,888.82** prior to the move.

¹ Each April 1st, relocation benefit payments are adjusted to account for inflation.

5. EXTENSION OF OCCUPANCY TO AVOID DISRUPTION TO SCHOOL YEAR

Where there are dependent minor children enrolled in school, tenants are **not** required to vacate during the course of the school year.

6. RIGHT TO REGAIN POSSESSION

All displaced tenants, who have advised the owner in writing, have a right to regain possession of their rental unit if the unit is offered for rent within 10 years of the date that it was withdrawn from the rental market. The rent for a withdrawn unit when it is re-rented may be the rent at the time of withdrawal adjusted upward by any general rent adjustments subsequently granted by the Rent Stabilization Board.

Note: To retain a right to regain possession of a rental unit, tenants must complete and return a Notice of Interest in Renewing Tenancy to the owner within 30 days of vacating the rental unit.

7. RIGHT TO DAMAGES

If a property is rented for residential purposes within five years of the date it was withdrawn from the rental housing market, displaced tenants may have a right to recover actual as well as punitive damages from the owner. This right exists even if the property is sold to a new owner.