City of East Palo Alto
Rent Stabilization Program
2415 University Avenue, 2nd Floor
East Palo Alto, CA 94303
Tel: (650) 853-3114 / Fax: (650) 853-3115
rentprogram@cityofepa.org

NOTICE OF ORDINANCE AT COMMENCEMENT OF TENANCY

Section 6 of the East Palo Alto Rent Stabilization and Just Cause of Eviction Ordinance of 2010 requires landlords provide residential tenants with a written notice of this Ordinance at the commencement of any tenancy.

RENTS AND RENT INCREASES

How Much Can Rents be Increased Each Year:

The Rent Stabilization Board determines the percentage increase each year, the Annual General Adjustment ("AGA"), that landlords can raise rents for tenants in regulated rental units. **The percentage of rent increase allowed**, including for all fees for regulated housing services, **for the 2019-2020 program year is 2.8%.**

Landlords, who are in compliance with the Ordinance, may increase rents between July 1 and June 30 of each program year by the amount of the AGA after giving a proper 30-day notice to a tenant. A landlord is eligible to increase rents using AGAs only if the landlord:

1. Registers all units in the same property with the Rent Stabilization Program;
2. Substantially complies with the Rent Stabilization Ordinance and/or orders or regulations issued under the Ordinance, including not charging more than the maximum allowed rent; and
3. Ensures the rental unit complies with the implied warranty of habitability; and completes all repairs ordered by the City.

Fees paid to a landlord for regulated housing services such as parking or utilities are generally part of the rent. An increase in fees for housing services, or charges for additional services that were not included in a tenant's initial rental agreement, are generally considered rent increases and must conform to the requirements for raising rents.

Accumulating AGAs for Future Rent Increases:

Landlords may raise rents by a lesser amount than allowed by the AGA or choose not to raise rents in any given year, and in that event, they may apply the AGA for future use to raise a tenant's rent. Rent increases may not exceed 10% in any 12-month period.

Certificate of Maximum Allowable Rent ("MAR"):

Certificates are issued upon Initial Registration of a rental unit, upon occupancy by a new tenant, and upon individual request. They are not issued every year. Based on information submitted by landlords, the Rent Stabilization Administrator calculates the Maximum Allowable Rent in the Certificates issued for rental units that have been properly registered with the City. A tenant cannot be charged rent, including any fees for regulated housing services, that exceeds the MAR for the timeframe specified in the Certificate issued for their unit.

RIGHT TO PETITION FOR VIOLATIONS OF ORDINANCE

A tenant can file petition A, B and/or C when their landlord violates the requirements of the City's Rent Stabilization Ordinance. A tenant may file a petition seeking a rent reduction or a rebate for rent already paid for the following reasons:

File Petition A for a Rent Reduction and Rebate for Maximum Allowable Rent Violations: This petition may be filed when rent is being charged over the Maximum Allowable Rent for a regulated rental unit. A tenant can also file Petition A if their landlord failed to properly register the unit.

File Petition B for Rent Reduction and Rebate for Housing Service Reductions, including Maintenance and Breach of Implied Warranty of Habitability: This petition may be filed when the tenant experiences habitability and/or maintenance problems, and/or reductions in services that have not been corrected in a reasonable time.

File Petition C for Approval to Withhold Rent for Landlord's Failure to Register a Unit with the Rent Stabilization Program: Tenants may contact the Rent Program to find out if their rental unit is properly registered and for more information about this provision in the Ordinance.

PROTECTIONS AGAINST EVICTONS WITHOUT CAUSE

Evictions are only permitted for the specific reasons cited in the Ordinance. Evictions not meeting these requirements can be contested in any action to recover possession of a rental unit in court.

Landlords must specify at least one of the permitted grounds for eviction listed in the Ordinance in a written notice of termination of tenancy. Permitted grounds for eviction include failing to pay rent, violating the lease, or engaging in disorderly or destructive conduct, among other reasons.

The landlord must file with the Rent Board a copy of any termination of tenancy and unlawful detainer action within five calendar days after the tenant has been served with such a notice.

> **TENANT PROTECTION ORDINANCE (Codified in Section 14.02 of the Municipal Code):**
> In May 2014, the City Council adopted the Tenant Protection Ordinance ("TPO") to further protect tenants. The TPO requires landlords to provide tenants a tenant rights information sheet, to give keys to every adult occupant in the rental unit, and to replace locks before a new tenancy begins. The TPO prohibits landlords from discriminating against families with children or based on the student or non-student status of housing applicants and tenants. It also prohibits landlords from harassing or taking retaliatory action against tenants. The TPO confirms tenants' rights to organize and to distribute literature related to tenancy issues. The TPO also provides for relocation assistance when units are to be demolished or removed or tenants have to temporarily relocate due to necessary repairs.

FOR MORE INFORMATION ABOUT THE ORDINANCE

Contact the Rent Stabilization Program at (650) 853-3114 or rentprogram@cityofepa.org; or the City's website at: www.cityofepa.org/rentprogram. You may also visit us at 2415 University Avenue, 2nd floor between 8:30 a.m. – 5:00 p.m.

For legal advice or representation, you may contact **Legal Aid Society of San Mateo County** for an appointment at (650) 517-8911; or **Community Legal Services in East Palo Alto** at (650) 326-6440; or go to 1861 Bay Road, East Palo Alto.

I received a copy of this notice on _____.   _____
                                                                            Tenant's Signature