



REQUIRED NOTICE TO A TENANT WHENEVER THERE IS A RENT INCREASE CONCERNING THE AVAILABILITY OF RENT REVIEW

The City of Alameda's Rent Review Ordinance [Alameda Municipal Code ("AMC"), Sections 6-57.1 and following], effective October 1, 2015, requires that whenever a "housing provider", i.e., a landlord, is required to provide a notice of a rent increase to a tenant under State law, the housing provider is also required to provide to the tenant a separate notice concerning the availability of rent review procedures under the Rent Review Ordinance. If a housing provider fails to provide this separate notice to the tenant, then under the City's Rent Review Ordinance, the rent increase is void, the housing provider shall take no action to enforce the invalid rent increase, and a tenant may rely on this failure as evidence in a tenant's defense in an unlawful detainer action based on the tenant's failure to pay an illegal rent increase. Section 6-57.3 AMC.

The notice required under the Rent Review Ordinance must be in writing and shall provide the name, address, phone number and email address of the housing provider. The housing provider shall either personally deliver the notice to the tenant or shall mail the notice to the tenant by first class mail, postage pre-paid, and addressed to the tenant at the property that the tenant rents. Section 6-57.4, AMC.

In addition to the name, address, phone number and email address of the housing provider, the text of the notice shall be as set forth on the attached form. Section 6-57.5, AMC.

Please note that this notice must be provided to a tenant each and every time there is a rent increase.

If there are questions concerning the administration of the Rent Review Ordinance, please call the Housing Authority of the City of Alameda at 510-747-4316, or email rrac@alamedahsg.org.

Housing Provider Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

NOTICE: Under Civil Code, section 827(b), a Housing Provider must provide a Tenant with 30 days' notice prior to a rent increase of 10% or less and must provide a tenant with 60 days' notice of a rent increase of greater than 10%. Because the Housing Provider proposes a Rent Increase or because the Housing Provider proposes a Rent Increase within 12 months of the immediately preceding Rent Increase, under Article XIV of Chapter VI of the Alameda Municipal Code, a Housing Provider must at the same time provide this Notice of the availability of the City's rent review procedures before imposing any such Rent Increase.

You may request the Rent Review Advisory Committee to review the increase by submitting the request for review in writing within seven calendar days of your receipt of the notice of Rent Increase by personally delivering or mailing the request to the Housing Authority of the City of Alameda, 701 Atlantic Avenue, Alameda, CA 94501, or emailing the request to the Housing Authority of the City of Alameda at rrac@alamedahsg.org. You must submit along with your request a copy of the Notice of Rent Increase.

You and your Housing Provider will be required to appear before the Committee for a hearing concerning the Rent Increase. Following the hearing, the Committee will make a non-binding recommendation to you and your Housing Provider concerning your request.

It is illegal for a Housing Provider to retaliate against a Tenant for lawfully and peacefully exercising his or her legal rights including your request for the Committee to review the Rent Increase. Civil Code, Section 1942.5. A Housing Provider's efforts to evict a Tenant within six months of a Tenant's requesting a hearing may be used as evidence of a retaliatory eviction.