

FORM RP-01

Rec'd
Dec. 4, 2018SUBMISSION NUMBER 1200

Contact Information

Tenant Information:

Name(s): Apolonio and Patricia RamosUnit Address: 434 Central Ave Apt. 111

Phone:

Email:

Landlord Information:

Name(s): 434 Central Ave LP Apt. Manager - Veronica RodriguezUnit Address: 434 Central Ave Apt. 101Phone: 510-865-1231 Email: info@kadamienterprises.com

Rent Increase Information

1. Current monthly rent: \$ 2099 (Value A) } Amount of rent increase:

Requested increased rent: \$ 2,203 (Value B) } \$ _____ (Value C) _____ %

Value B - Value A Value C ÷ Value A

2. Are there different rent increase rates for month-to-month vs. one-year lease options?

☒ No☐ Yes, Month-to-month

One-year lease

Rent increase offer: \$ _____ Rent increase offer: \$ _____

3. What date was the notice served on the tenant? 11 / 30 / 2018
Month/ Day/ Year4. What is the effective date of the rent increase? 01 / 01 / 2019
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ Post & Mail _____
Other (please specify) put on door with tape

Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐ Lease ☒ Month-to-month

7. What was the start date of the tenancy? 06 / 15 / 2017 Total years of residency 1 1/2 years
Month/ Day/ Year

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E-Value D	Increase Percentage Value F ÷ Value D
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%

Property Information

9. Do you receive Section 8 Housing Choice Voucher rental assistance?

9. In the past 12 months, has the building changed ownership?

☐ No ☐ Yes ☒ I don't know

10. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☒ No ☐ Yes

11. Number of units in building 53 Stories 3

12. Unit details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 Age 18-61 Age 62+ 2

13. Please check any housing services offered at the unit?

- Gas Water ☒ Electricity Garbage ☒ Recycling Pet rent
- Off street parking Garage parking Elevator ☒ Building security
- Pool ☒ Furnished Other:

14. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒ No ☐ Yes, (please specify)

Rent Increase Response

15. What is the maximum amount of a rent increase that you believe is reasonable for your unit?

\$ 0 (total monthly amount)

16. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. You are highly encouraged to submit supportive documentation to substantiate your statements.

Factors considered by the RRAC may include, but are not limited to:

- the frequency, amount and the presence or absence of prior rent increases
- the landlord's costs of operation
- any change in housing services (as defined in section 6-58.15.M, AMC) since the last rent increase
- the financial impact on the tenant
- the landlord's interest in earning a just and reasonable rate of return

Mediation Request

17. Would you like to schedule private mediation for this rent increase?

(This service is provided free of charge.)

☐ No ☒ Yes

Declaration

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information in this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. This declaration (certification) was executed on December 4, 2018
at Alameda, California.

Apolonio Ramos
Print Name (Tenant)

Patricia Ramos

Apolonio Ramos
Signature (Tenant)

Patricia Ramos

We live in a 650-700 sq. ft unit. We had development of cockroaches as have other units. Man came in July but didn't have time to do whole apartment as a result still have cockroaches. Have been asking for a key that works to the pool, gymnasium, laundry and elevator multi purpose key still have not received therefore we are no use of these services.

Tenants that have moved in since July 2018 are going to be paying \$200 to \$400 less than us. Another tenant who got a completely renovated everything brand new is at this time paying only \$50 more than us at this time. Nothing has been renovated in our apt.

We are on fixed income Social Security \$1,419.00 Patricia \$625 on a monthly basis. Total \$2,044 a month minus \$2,203 leaves us \$341 to pay other bills buy food and prescriptions.

Apelous Ramos

Patricia Ramos