

Contact Information**Tenant Information:**Name(s): Dora WongUnit Address: 768A Eagle Avenue, Alameda, CA 94501

Phone: _____ Email: _____

Landlord Information:Name(s): Jeffrey TamUnit Address: 408 Yorkshire Avenue, Alameda, CA 94501Phone: 510 461 7693 Email: jeffreymtam@gmail.com**Rent Increase Information**

1. Current monthly rent: \$ 1,000.00 (Value A) } Amount of rent increase:
Requested increased rent: \$ 1,500.00 (Value B) } \$ 500.00 (Value C) 50.0 %
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? 06/18/2018
Month/ Day/ Year4. What is the effective date of the rent increase? 09/01/2018
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ Post & Mail _____
Other (please specify) Deposited in Mailbox

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? 06/01 / 2009 Total years of residency 9
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) <i>Value E-Value D</i>	Increase Percentage <i>Value F ÷ Value D</i>
<u>05/ 01/2015</u>	\$ 900.00	\$ 950.00	\$ 50.00	0.055 %
<u>05/ 01/2016</u>	\$ 950.00	\$ 1,000.00	\$ 50.00	0.052 %
<u> / / </u>	\$	\$	\$	%
<u> / / </u>	\$	\$	\$	%

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 2 Stories 2

12. Unit details:

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

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: (30%), electricity (30%), water \$30.00 and garbage \$20.00. Upstairs unit does not pay for water and gas.

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?
\$1,200.00-\$1,250.00 (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 July 26, 2018
at Alameda, California.

Dora Wong
Print Name (Tenant)

Dora K Wong
Signature (Tenant)

Rent Increase Response #16.

We were dismayed to receive the notice of an intended rent increase of \$500.00 (50%) per month. While we realize that the Landlord are within legal rights to raise the rent, we would like to ask to reconsider this decision.

My son and I have been tenants here for the past 9 years. Having lived in the unit over the years, we have appreciated the kindness and understanding when things went awry. However, the increased rent will make it an extreme hardship for us, especially as a single parent.

We have made our monthly payments, responded to requests to inspect and repair various aspects, and have never intentionally damaged the property. We have not insisted on unnecessary cosmetic improvements. However, if such is the case, there are some improvements that we wish to address.

1. Smoke Detector: None (for the past 9 years)
2. Ceiling Height: Current in bedrooms 6'-10½", Bathroom 6'-5", Livingroom, Kitchen and Hallways 6'-10½"-6'-11" (See attached Exhibit A)
3. Front Door: Door does not seal (See attached Exhibit B)
4. Back Door: Door does not seal. Screen door does not close. Back door is insubstantial and not secure. (See attached Exhibit C)
5. Bathroom: Water damage in ceiling and mold in tub. Ventilation is a portable fan. Toilet cover does not fit the tank. (See attached Exhibits D, E & F)
6. Kitchen: Water damage above stove when we moved in. The remedy was place a piece of wood over it. It leaked a few times over the years. (See attached Exhibit G). Water pressure and hot water in the kitchen is pretty non-existent.
7. Bedroom: Window did not lock since we moved in. We purchased a lock to secure (See attached Exhibit H). Also when we first moved in, the door knob kept putting a hole in the wall. We patched it numerous times, but the doorstop was to no avail, as there is no support in the wall and would just fall out. Cosmetic improvements in ceiling.
8. Backyard: Unruly backyard for 7 years. (See attached Exhibit I)

We would like to negotiate the terms of the current Residential Lease of June 18, 2018.

- #5. Amount and Schedule for Payment of Rent: TBD upon hearing.
- #6. Late Charges: 3 days after the 1st of the month before late charges are imposed.
- #7. Amount and Payment of Deposits: TBD upon hearing.
- #9. Utilities: 3rd house meter to be the same at current status, 70% Upstairs / 30% Down. Water and garbage to be inclusive with rent, just as the tenant upstairs has water and garbage inclusive in their rent. We have been paying an additional \$30.00 water and \$20.00 for garbage. Also, my son is only here 50% of the year, as his father and I have 50/50 joint and physical custody.

- #13. Pets: Albeit our initial Lease Agreement dated June 1, 2009 prohibited pets, we had a verbal agreement a year and a half ago with Landlord, Karen K. Chen-Tam, prior to her passing, that we could have an indoor cat on the premises. Unfortunately, we did not document. Landlord now wants us to remove our cat. Our cat is an emotional support animal. (See attached correspondence from Dr. Moss)

However, Landlord has offered the tenant upstairs that they can keep their dog (60lb) for an additional monthly rent of \$300.00 per month.

- #14. Landlord's Access for Inspection and Emergency: 24 Hour notice as indicated in this section. June 27th, 2018 @ ~10:30AM, Landlord did not inform us he was checking keys to doors and opened our back door. My son was home alone, and called out. Landlord immediately closed the door without acknowledging his presence.

- #16. Prohibition Against Violating Laws and Disturbances: Unfortunately this is a difficult and sensitive one to address. The ceilings are low and walls are thin. We are keen to our upstairs neighbor, however, we can hear every activity that goes on upstairs, i.e. sweeping, footsteps, dog and its toys, barking, conversations, music, etc. This is disruptive, especially before 6:00AM daily when the dog is awake and upstairs tenant has a tendency to sweep during those early hours, waking us up. After 10:00 PM, we hear the dog as well as conversations into the late hours.

Per my conversation with the upstairs tenant, a new Residential Lease, and Rules and Regulations was not provided to them, although they have been here for 6 years. Does the aforementioned only apply to our unit?

There may be other issues we may have missed, but hope this is enough to substantiate why a 50% increase should not be imposed.

We hope that you take a few moments to consider our request that the increase be rescinded or, at the least, lessened significantly. We have enjoyed living here and hope to continue doing so.

Exhibit A

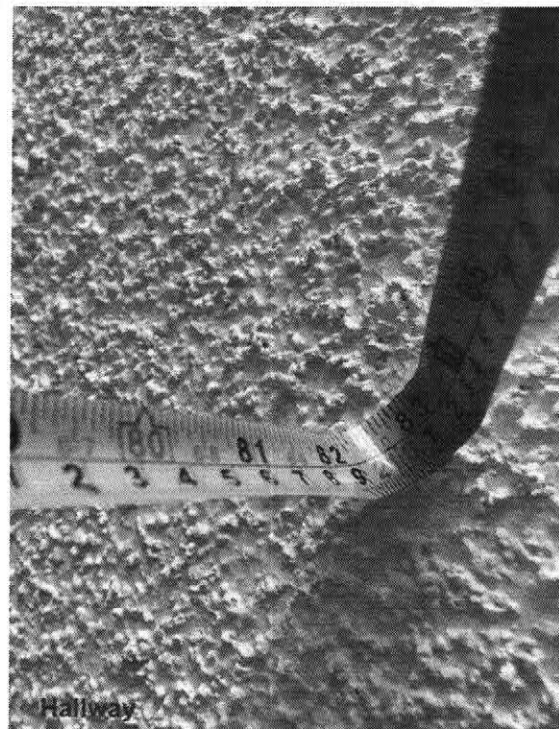
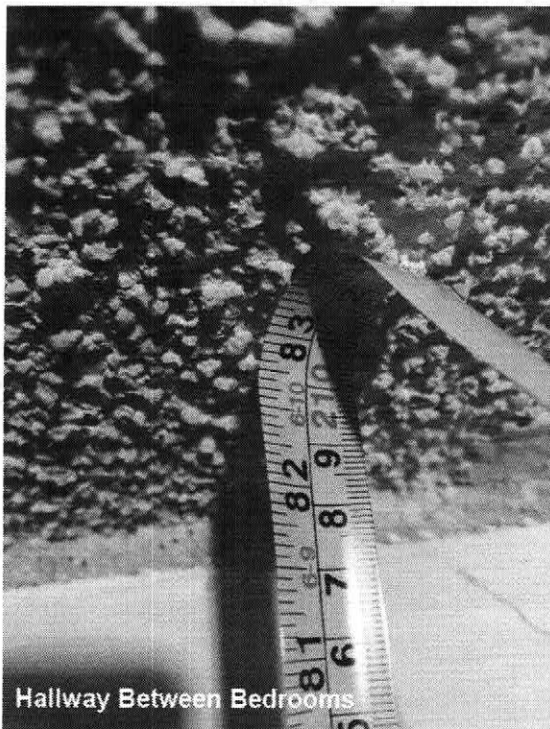
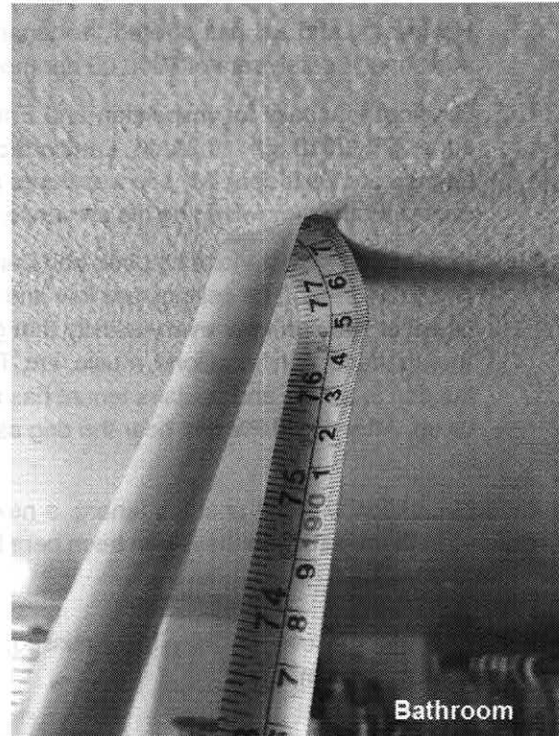


Exhibit B

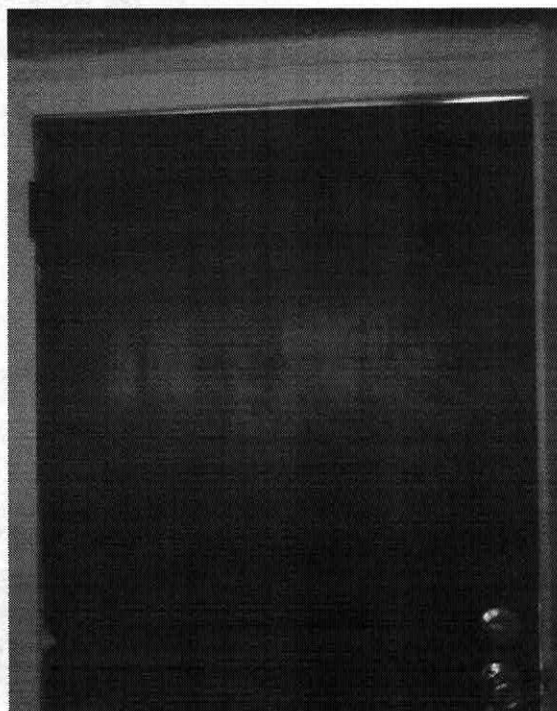
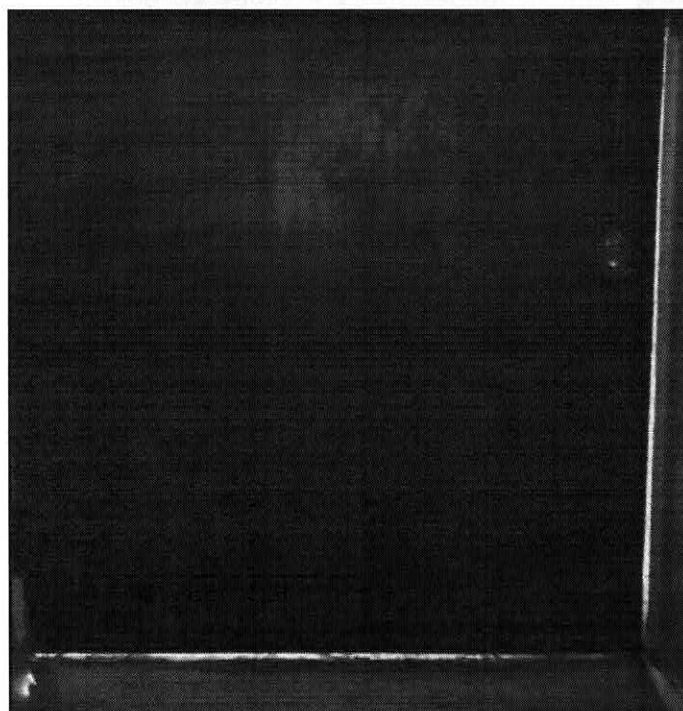
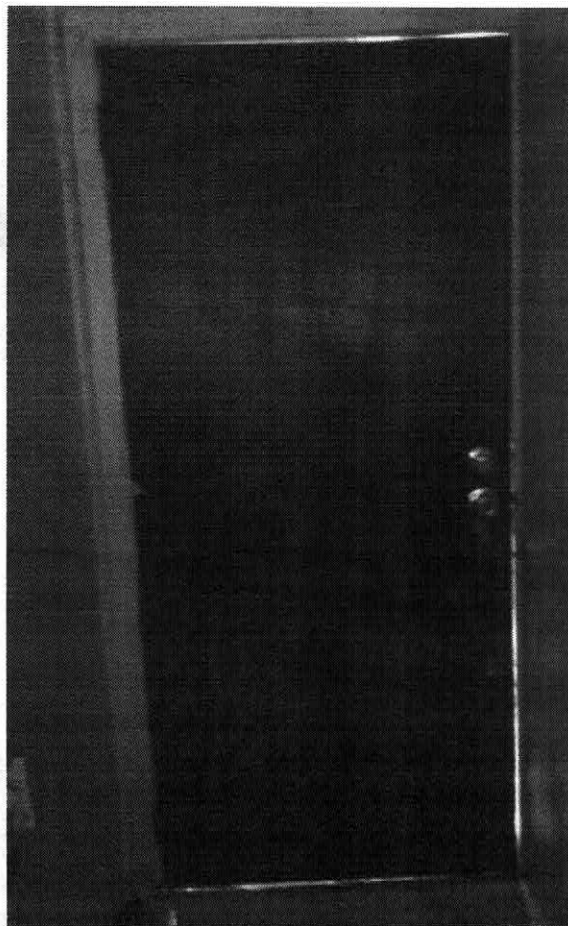
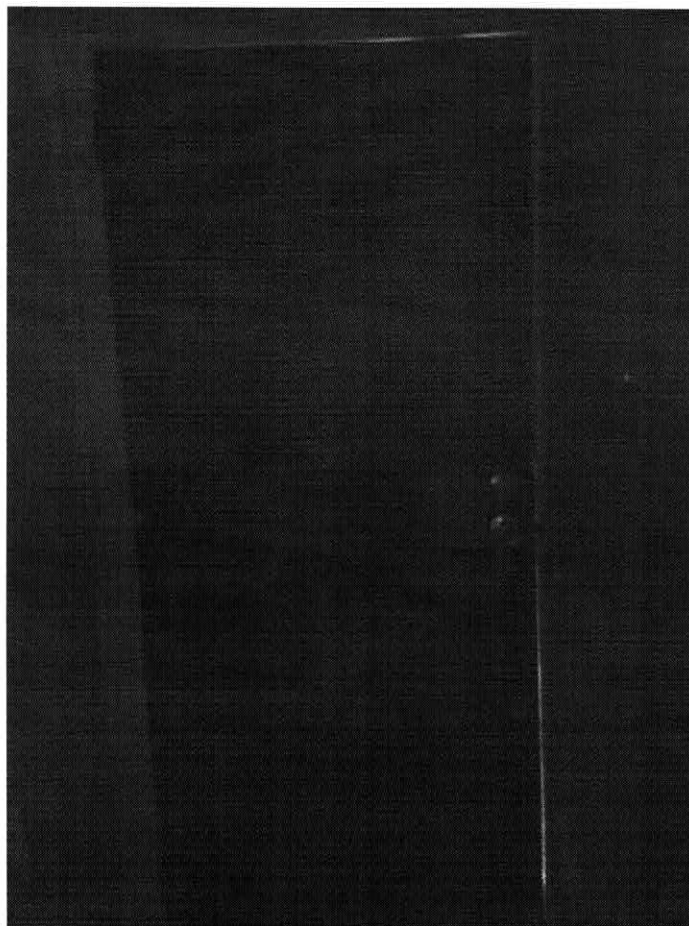


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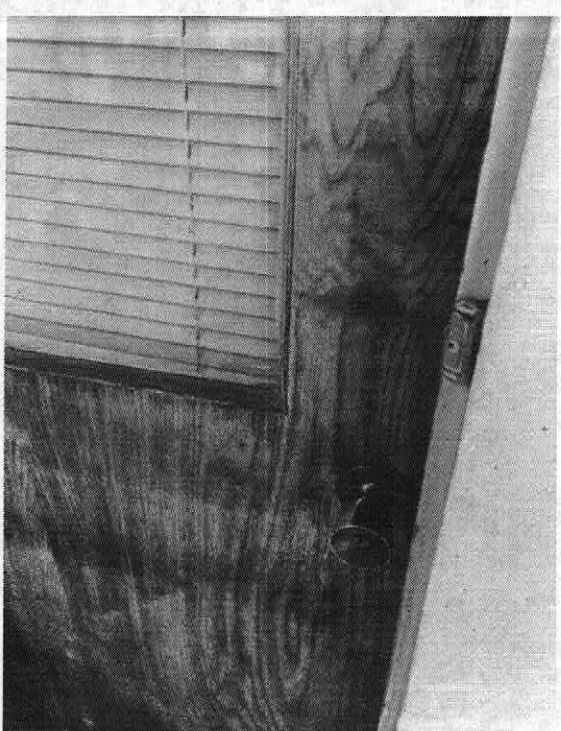
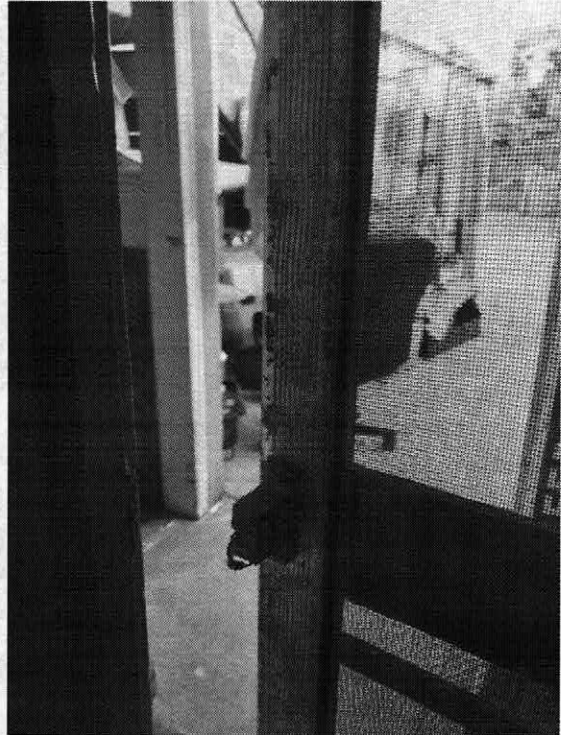
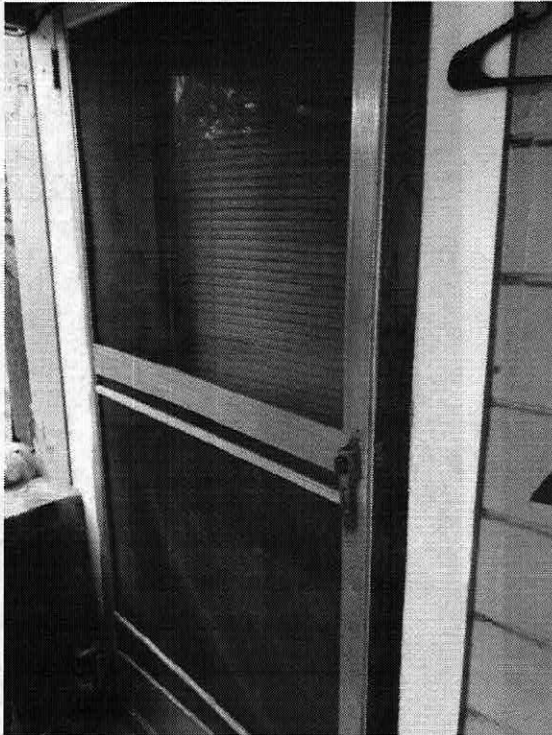


Exhibit D

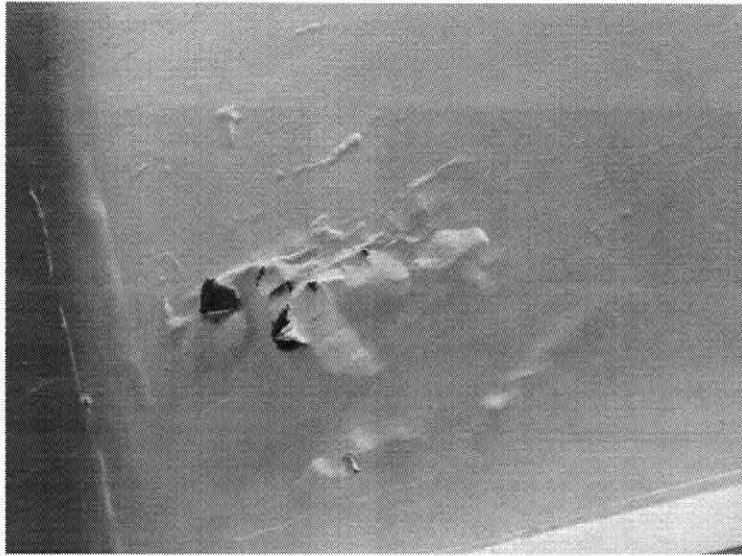


Exhibit E

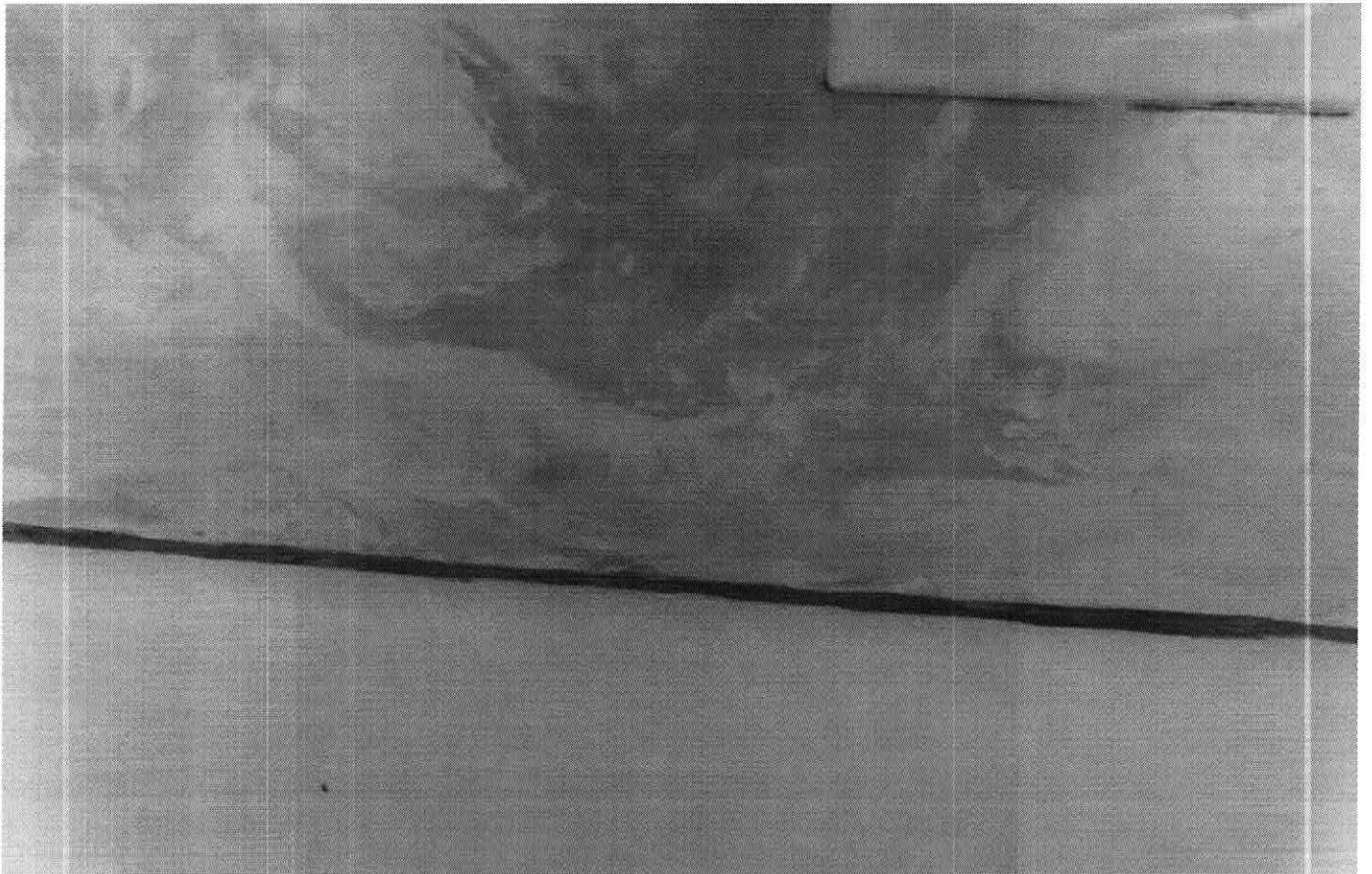
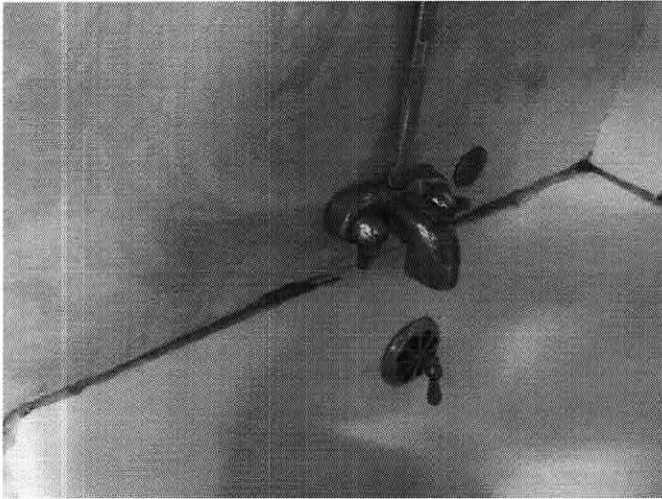


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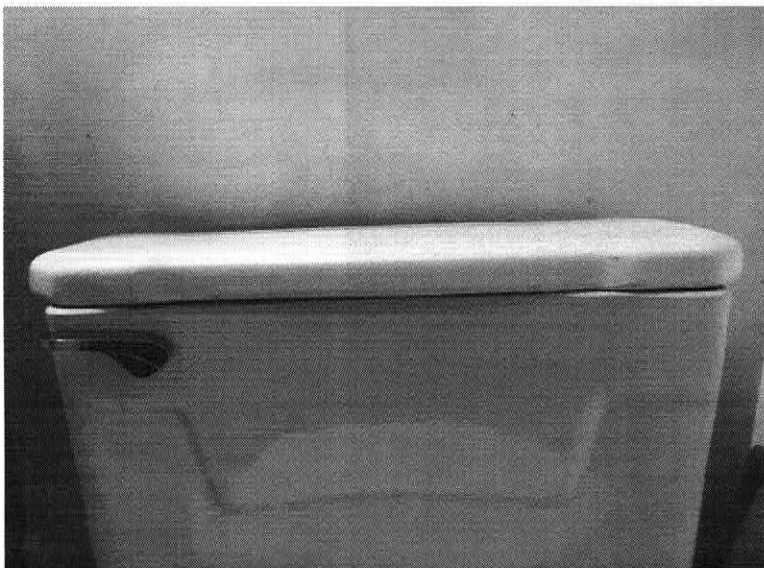
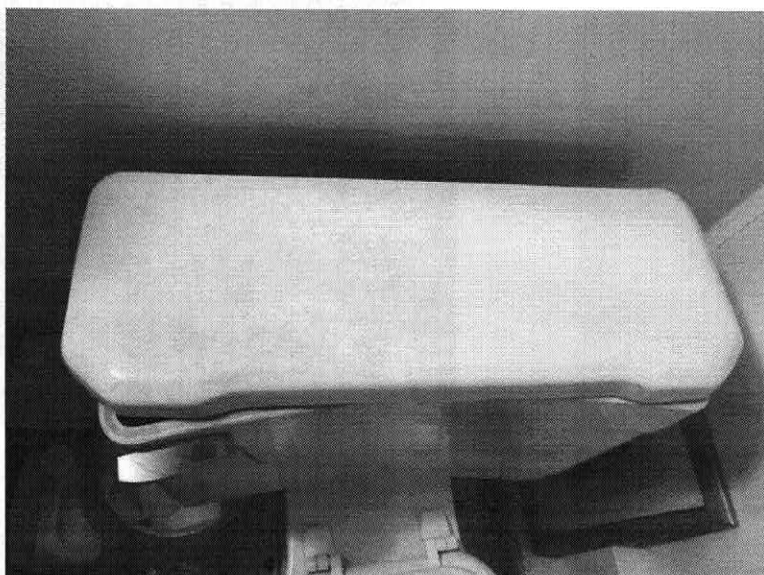


Exhibit G

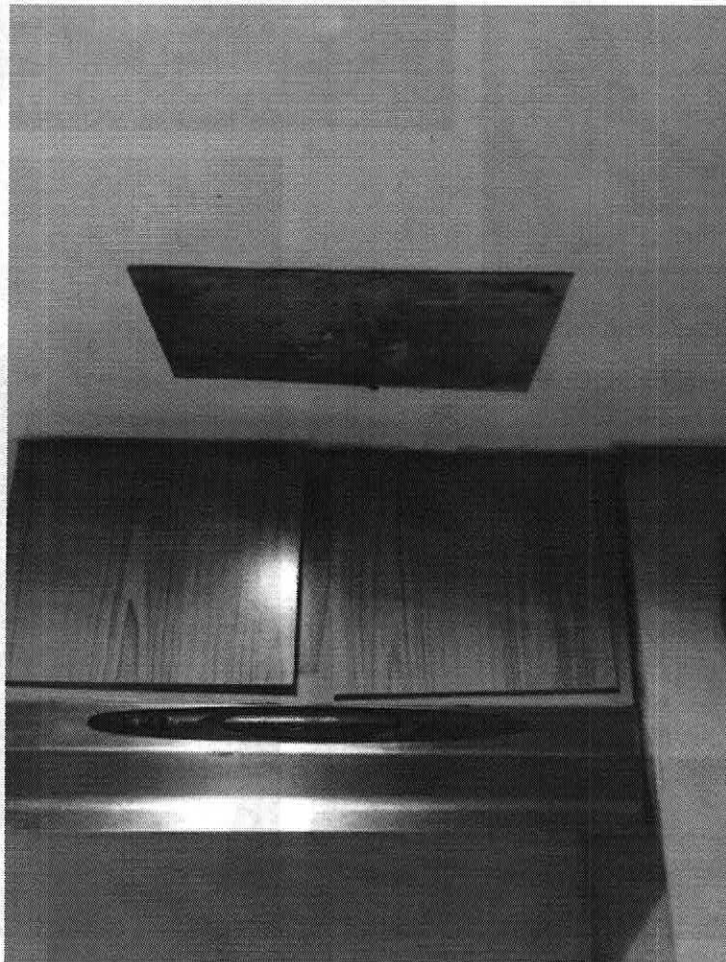
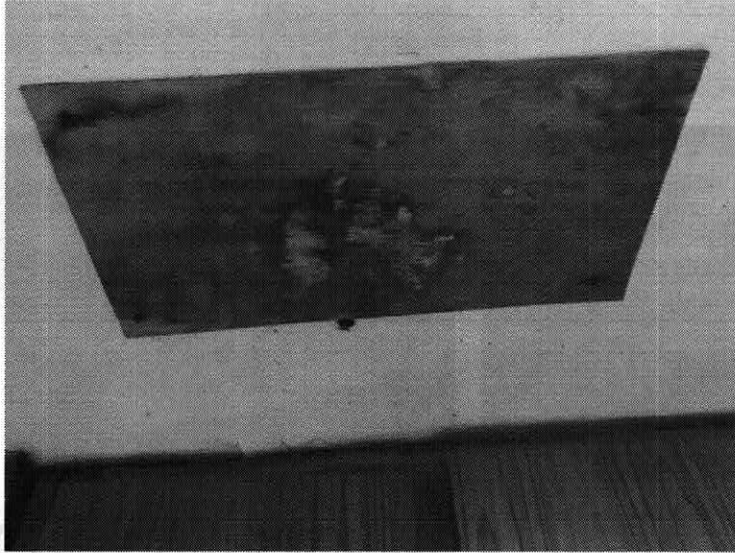
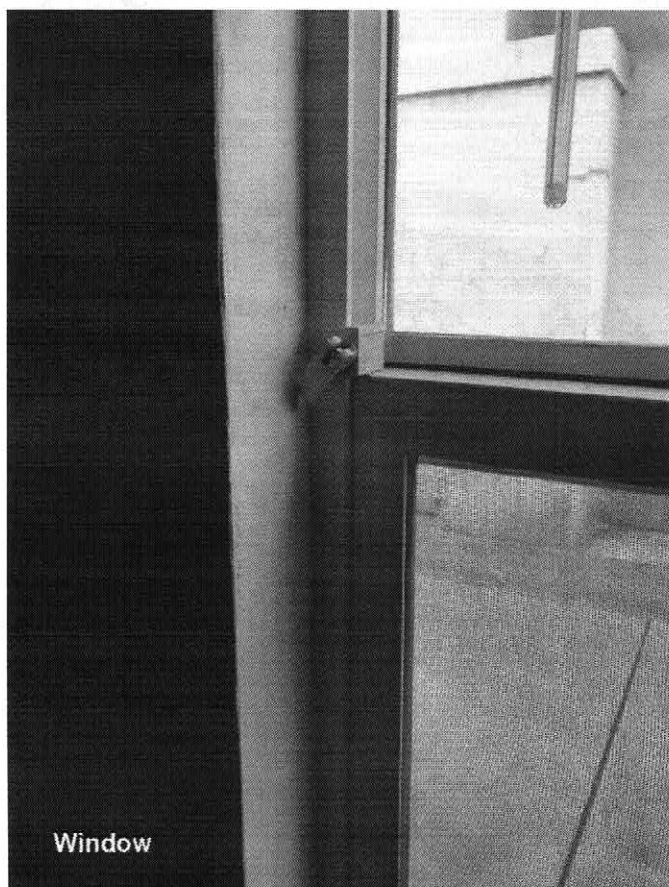


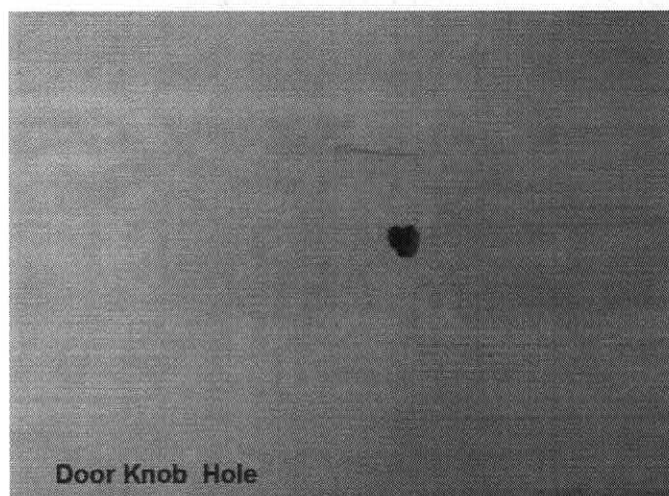
Exhibit H



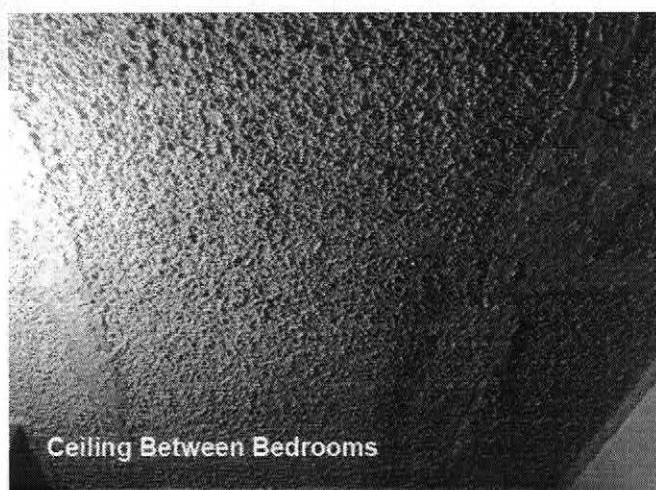
Window



Ceiling Cover



Door Knob Hole



Ceiling Between Bedrooms

Exhibit I



Michael J. Moss, Psy.D.
- CA PSY23482 - CO PSY3383 -

10728 Rochester Avenue
Los Angeles, CA 90024

Office Number 310-948-0071
Email - DRMJMOSS@MSN.COM

July 26, 2018

Re: Dora K Wong

To Whom It May Concern:

I recently evaluated Dora K Wong's
with the limitations imposed by her

. I am familiar with her history and
issue.

Ms. Wong meets the definition of

Ms. Wong is qualified to have an
the and the

Due to this and
animal(s) under Section

The available data indicates that Ms. Wong's
major life activities and is imposed by her

substantially limits one or more
as defined by the

Due to this
coping with
ability to

Ms. Wong has certain related to
In order to help alleviate these difficulties, and to enhance her
I am recommending an animal(s) that will
assist Ms. Wong in coping with her The presence of this animal(s) is/are necessary for
Ms. Wong's to mitigate the she is currently experiencing.

<u>Species:</u>	<u>Weight Range:</u>	<u>Breed:</u>	<u>Name of Animal:</u>
Cat	1 to 10 lbs.	Calico	Meow Meow

I am licensed by the State of California and Colorado to practice clinical psychology. My license numbers are CA PSY23482 - CO PSY3383

Sincerely,



Michael J. Moss, Psy.D.

Licensed by the State of CA and CO
License Issue date: CA: 04/26/2010 and CO: 11/23/2009
Status: Active

Patient ID: 149-58668