

## Contact Information

## Tenant Information:

Name(s): YOSIEF PHILIPOSUnit Address: 1825 POWELL ST #311A ALAMEDA, CA 94501

Phone:

Email:

## Landlord Information:

Name(s): VUE ALAMEDAUnit Address: 1825 POWELL ST ALAMEDA, CA 94501Phone: (510) 522-6364 Email: \_\_\_\_\_

## Rent Increase Information

1. Current monthly rent: \$ 1190 (Value A) } Amount of rent increase:

Requested increased rent: \$ 1309 (Value B) } \$ 119 (Value C) 10 %

$\frac{\text{Value B} - \text{Value A}}{\text{Value C} + \text{Value A}}$

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 / 15 / 2018

Month/ Day/ Year

4. What is the effective date of the rent increase? 09 / 01 / 2018

Month/ Day/ Year

5. How was the rent increase notice served? In-Person \_\_\_\_\_ Post & Mail ☒

Other (please specify) \_\_\_\_\_

### 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?      /      /      Total years of residency       
 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 $Value F \div Value D$
<u>    </u> / <u>    </u> / <u>    </u>	\$	\$	\$	%
<u>    </u> / <u>    </u> / <u>    </u>	\$	\$	\$	%
<u>1/1/14</u>	\$ <u>975 -</u>	\$ <u>1,000 -</u>	\$ <u>50 -</u>	<u>2.5</u> %
<u>1/1/15</u>	\$ <u>1,000 -</u>	\$ <u>1,000 -</u>	\$ <u>50 -</u>	<u>5</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 186 Stories 3
12. Unit details:
- Number of bedrooms      Bathrooms
  - Current number of occupants: Age 0-17      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:
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?

\$ 50.00 (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 07/24/, 2018  
at \_\_\_\_\_, California.

YOSIER PHILLIPS  
Yosier Phillips  
Print Name (Tenant)

Yosier Phillips  
Signature (Tenant)

## Grant Eshoo

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**From:** Yosief Philipos  
**Sent:** Tuesday, July 31, 2018 4:23 PM  
**To:** Rent Stabilization Program  
**Subject:** Form RP-01 for 1825 Poggi St #311A Alameda  
**Attachments:** Form RP-01.pdf

Hi Grant,

Hope you are doing well.

I have received a 10% rent increase letter from the Landlord , Vue apartments located at 1825 Poggi Street Alameda California 94501. Before the proposed rent increase, I was told my file was lost and I was asked to come to the office to sign a new documents regarding the apartment I am renting. I asked the Land how come my file was lost and if there was going to be any change to my rent. I was reaffirmed multiple times my rent would not increase and remain as it was \$1,190. However, not long ago I received rent increase notice.

I would not mind an increase of \$50 (4.2%) but 10% (\$110) increase is too much and large monthly increase. We find it extremely difficult, if not impossible, to pay the new monthly amount, because of financial difficulties, i.e. my wife was and still is out of work and does not earn any money. Since we have been good tenants and always pay our rent on time, we hope the Land Lord will take our situation into account, and be kind enough to reconsider.

I have emailed the Land Lord my concerns and willing to 4.2% increase, however, I have not heard from the LL yet. I will keep you posted if I get any response.

Please find attached Form RP-01.

Thank you

best regards