

## Contact Information

## Tenant Information:

Name(s): Gamil H HadwanUnit Address: 209D/1845 Poggi St #209D Alameda CA 94501

Phone:

Email:

## Landlord Information:

Name(s): Shahzad RaufiUnit Address: 1845 Poggi St Alameda CA 94501Phone: (510) 822-6369 Email: duealameda@pinnacle.com

## Rent Increase Information

## 1. What is the requested rent increase?

Current monthly rent: \$ ~~1227~~ (Value A)

1627

Monthly amount of rent

with the requested increase: \$ 1879 (Value B)

Amount of rent increase:

\$ 251.50 (Value C) 15.5 %

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? 4 / 10 / 19  
Month/Day/Year4. What is the effective date of the rent increase? 7 / 1 / 19  
Month/Day/Year5. 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? 4/14/16 Total years of residency 3

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
<u>4/1/17</u>	\$ <u>1550</u>	\$ <u>1627</u>	\$ <u>77.50</u>	<u>5</u> %
<u>4/1/18</u>	\$ <u>1627</u>	\$ <u>1709</u>	\$ <u>81.50</u>	<u>5</u> %
<u>  /  /  </u>	\$	\$	\$	%
<u>  /  /  </u>	\$	\$	\$	%

### Property Information

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

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

☒ No      ☐ Yes      ☐ I don't know

11. 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

12. Number of units in building 186 Stories 3

13. Unit details:

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

14. 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: gym and playroom

15. 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**

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

\$ \_\_\_\_\_ (total monthly amount)

17. 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

For more information on the review process, visit [www.alamedarentprogram.org/about-rrac](http://www.alamedarentprogram.org/about-rrac).

**Mediation Request**

18. 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. 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 5/8, 2019  
at Alameda, California.

Gamil Hadwan  
Print Name (Tenant)

[Signature]  
Signature (Tenant)

2019 MAY -8 PM 3:30  
THE CITY OF ALAMEDA