

2019 JUN -5 PM 1:07

SUBMISSION NUMBER RI1301

Contact Information

Tenant Information:

Name(s): Loretta O Myers - Leonard K Myers, Jr son.Unit Address: 1214 Central Ave. Apt C

Phone:

Email:

Landlord Information:

Name(s): OMM Gregg McGlinnUnit Address: 2514 Santa Clara AvenuePhone: 1-510-522-8074 Email: gregg@cesdazein.com*note sure difficult to read.*

Rent Increase Information

1. Current monthly rent: \$890.00 (Value A) Amount of rent increase:

Requested increased rent: \$934.50 (Value B) \$ _____ (Value C) _____ %

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

\$44.50 (5.0%). -GE

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: \$ _____

I do not know.

3. What date was the notice served on the tenant? 05 / 30 / 2019

Month/ Day/ Year

4. What is the effective date of the rent increase? 07 / 01 / 2019

Month/ Day/ Year

5. How was the rent increase notice served? In-Person _____ Post & Mail both.

Other (please specify) _____

*05/30 ① attached to door 06/03 ② received into mail box day or
thru later.*

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 now.

7. What was the start date of the tenancy? 08 / 03 / 1989 Total years of residency 29 1/2
originally to Alameda 04/89 at 920 Pacific visited from Mrs. Holmes who helped me find this place.
 Month/ Day/ Year Years

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>08/03/89</u>	\$ <u>525</u>	\$	\$	%
<u>01/01/89</u>	\$ <u>535</u>	\$	\$	%
<u> </u>	\$ <u>640</u>	\$	\$	%
<u> </u>	\$ <u>725</u>	\$	\$	%

825

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 for sure. Management did merge with another company.

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 4 Stories 2

12. Unit details:

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

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

- Gas No Water yes Electricity No Garbage No Recycling No Pet rent unknown
- Off street parking yes Garage parking No Elevator No Building security None
- Pool No Furnished No Other: nothing

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?

\$ None (total monthly amount) already at 47.7% or more of income.

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.

Letter Hand delivered 05-30-19
2nd page sent by USPS. 05-30-2019
Revised letter with

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

No mortgage on building when Mrs. Schumacker was owner.

Mediation Request

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

(This service is provided free of charge.)

☐

No

☐

Yes

What is the process?

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. Original letter dropped at 701 Atlantic for copies then 2nd page added and mailed.
3. This declaration (certification) was executed on June 04th, 20 19 at Alameda, California.

Loretta Myers Loretta O. Myers

Print Name (Tenant)

Signature (Tenant)

DELIVERED MAY 30 2019

Copy made at 101 Atlantic

2019 JUN -3 PM 3:57

HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

May 30 2019

1214 Central Ave. Apt C

Alameda CA 94501-2386

Alameda Rent Review Advisory Committee
Attention Program Administrator:

Dear Sir, Madam:

To day I received notice of rent
increase from \$890.00 to \$934.50 per
month. One bedroom apartment.

I am on a retired social security income.
My son is not working or able to work.

Please may I have a review of this
increase? Your attention to this is greatly appreciated.

Telephone (mobile) [REDACTED]

E mail: [REDACTED]

For advice of date, time and place of the
hearing; or mailing address above.

Sincerely submitted

For: M. You.

Copy of tenancy
change enclosed.

2019 JUN -3 PM 3:57

HOUSING AUTHORITY
OF THE CITY OF ALAMEDA

Page 2. May 30, 2019
1214 Central Ave. Apt C
Alameda CA 94501

Alameda Rent Review Advisory Committee
Attention Program Administrator:

Dear Sir; Madam:

After delivering request for rental review of increase I was given information that attachment to tenancy change was to be attached.

It ^{copy} has been enclosed along with the original papers submitted.

Thank you for your consideration.

Sincerely
Jorge Chirre.



DELIVERED MAY 30 2019
NOTICE OF CHANGE IN TERMS OF TENANCY
(C.A.R. Form CTT, Revised 11/11)

CZRE
CERDA-ZEIN REAL ESTATE

To: **LORETTA MYERS**

and any other occupant(s) in possession of the premises located at:

(Street Address) **1214 Central Ave Apt C** (Unit/Apartment #)
(City) **Alameda** (State) **CA** (Zip Code) **94501-2386** ("Premises").

YOUR TENANCY IN THE PREMISES IS CHANGED AS FOLLOWS: Unless otherwise provided, the change shall take effect 30 days from service of this Notice or on **July 1, 2019**, whichever is later.

All other terms and conditions of your tenancy shall remain unchanged.

1. Rent shall be \$ **934.50** per month.

(NOTE: Pursuant to California Civil Code § 827, if the change increases the rent to an amount that exceeds any rental payment charged during the last 12 months by more than 10%, then the change shall take effect 60 days from service of this Notice or on _____, whichever is later.)

2. Security deposit shall be increased by \$ **N/A**

3. Other: _____

Landlord _____ Date **5.29.19**
(Owner or Agent) **Gregg McGlinn; OMM Cerda-Zein Agent for Owner**

Tenant acknowledges receipt of this notice of change in terms of tenancy.

Tenant **LORETTA MYERS** Date _____

Tenant _____ Date _____

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by **Jim L. Williams**, on **May 30, 2019** (date)
In the following manner: (if mailed, a copy was mailed at **2514 Santa Clara Ave** (Location))

- A. ☐ Personal service. A copy of the Notice was personally delivered to the above named Tenant.
B. ☐ Substituted service. A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises.
C. ☒ Post and mail. A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.
D. ☒ Mail. This Notice was mailed to Tenant at the Premises.

(Signature of person serving Notice)

(Print Name)

(Keep a copy for your records.)

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CTT REVISED 11/11 (PAGE 1 OF 1)

NOTICE OF CHANGE IN TERMS OF TENANCY (CTT PAGE 1 OF 1)

Cerda-Zein Real Estate, 1417 Everett St Alameda CA 94501
Gregg McGlinn

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Rent Increase -