

Contact Information**Tenant Information:**Name(s): Fabrice and Betty MarcuUnit Address: 1149 Park Avenue, Alameda, CA 94501**Landlord Information:**Name(s): OMM Mason Management. - Gregg McBlinUnit Address: 2514 Santa Clara Ave, Alameda, CAPhone: 510-522-8074 Email: Gregg@cerdazein.com**Rent Increase Information**

1. Current monthly rent: \$ 2680 (Value A) } Amount of rent increase:
Requested increased rent: \$ 2810 (Value B) } \$ 130 (Value C) 4.85 %
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? 6 / 29 / 19
Month/ Day/ Year4. What is the effective date of the rent increase? 8 / 1 / 19
Month/ Day/ Year5. How was the rent increase notice served? In-Person _____ Post & Mail X
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? 07 / 15 / 2013 Total years of residency 6
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>3 / 1 / 16</u>	\$ <u>2300</u>	\$ <u>2440</u>	\$ <u>140</u>	<u>6.08</u> %
<u>8 / 1 / 17</u>	\$ <u>2440</u>	\$ <u>2560</u>	\$ <u>120</u>	<u>4.9</u> %
<u>8 / 1 / 18</u>	\$ <u>2560</u>	\$ <u>2680</u>	\$ <u>120</u>	<u>4.68</u> %
<u>8 / 1 / 19</u>	\$ <u>2680</u>	\$ <u>2810</u>	\$ <u>130</u>	<u>4.85</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 2
- Current number of occupants: Age 0-17 _____ Age 18-61 3 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?

\$ 2680 (total monthly amount) *(No rent increase)*

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 5, 2019
at Alameda, California.

Betty Maron
Print Name (Tenant)

Betty M
Signature (Tenant)

To: Rent Review Advisory Committee

From Betty Marcon, 1149 Park Avenue, Alameda, Ca.

July 5, 2019

I am writing to request a review of my current rent increase which was served to me at my home on June 28, 2019. The rent increase is the fourth increase in the six years my family has lived in our flat. I am requesting that the rent increase not be imposed as the increase places a financial burden on us, there have been no changes in housing services, and I don't believe the increase can be justified by any increase in the cost of landlord's operation.

When my family moved in on July 15, 2013, our rent was \$2300/month, or about 25% of our monthly net income. Our unit is 2BR/1.5 BA. The kitchen has not been renovated nor have the bathrooms.

In the six years since we have moved in, the rent has increased three times (each year since 2016) and this will make it the fourth time. This rent increase now represents approximately 42.5% of our monthly net income. Overall, the rent has increased a total of 22% over our initial rent, while our income has not. In fact this year, I am underemployed and our income is closer to what it had been in 2013.

There have been no improvements made to the property since we moved in. We have had repairs made, such as the replacement of a refrigerator, dishwasher and water heater. There was a bad leak from the unit above one year that required my son to move out of his room for nearly three weeks while the repairs were done. The property owners re-landscaped the property during the drought to make room for more drought-resistant plantings.

As for other increased cost for the landlord, I cannot speak to that. The landlord lives in Seattle, and has hired a management company to manage the property. There doesn't appear to be any reason behind the rent increase besides the fact that they can legally do it. This rent increase would bring the rent nearly over market value as there are other units in Alameda of similar size that rent for less than ours.

We would very much like to stay in our home but cannot abide this increase. It would force us to move. We request that RRAC advise our landlord not to raise the rent this year.

Thank you.



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



To: FABRICE MARCON, BETTY MARCON ("Tenant")

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

(Street Address) 1149 Park Ave (Unit/Apartment #) _____
(City) Alameda (State) CA (Zip Code) 94501-5233 ("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 August 1, 2019, whichever is later.

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

1. Rent shall be \$ 2,810.00 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 6.28.19
(Owner or Agent) Gregg McGlinn; OMM Cerda-Zein Agent for Owner

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

Tenant FABRICE MARCON Date _____

Tenant BETTY MARCON Date _____

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by Tina C. Interim, on 6/28/19 (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) _____

(Date) 6/28/19

(Print Name) _____

(Keep a copy for your records.)

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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 -

