

Contact Information**Tenant Information:**Name(s): Bradley Allender, Leah GordanUnit Address: 1333 Webster St #A102, Alameda, Ca 94501**Person with ownership interest who will attend the RRAC meeting*:**Name(s): Maureen E O' TooleUnit Address: 1211 Post St, Alameda, CA 94501Phone: (510) 287-0598 Email: irishmoe56@att.net

*If the rental unit is owned by an entity, a person from that entity who has the lawful authority to bind the entity under penalty of perjury must appear at the hearing.

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$ 1,500.00 (Value A)Monthly amount of rent
with the requested increase: \$ 1,700 (Value B)

Amount of rent increase:

$$\begin{array}{l} \$200 \text{ (Value C)} \quad \underline{13.33} \% \\ \text{Value B} - \text{Value A} \quad \text{Value C} \div \text{Value A} \end{array}$$

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? 07 / 08 / 19
Month/ Day/ Year4. What is the effective date of the rent increase? 09 / 06 / 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 is the start date of tenancy? 01 / 24 / 2004 Total years of residency 15 years, 7
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>06</u> / <u>01</u> / <u>15</u>	\$1,100.00	\$1,200.00	\$100.00	9.0 %
<u>08</u> / <u>01</u> / <u>16</u>	\$1,200.00	\$1,300.00	\$100.00	8.3 %
<u>08</u> / <u>01</u> / <u>17</u>	\$1,300.00	\$1,400.00	\$100.00	7.69 %
<u>08</u> / <u>01</u> / <u>19</u>	\$1,400.00	\$1,500.00	\$100.00	7.14 %

9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property?

☐ No ☒ Yes

Property Information

10. Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit?

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

☒ No ☐ Yes

12. 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

13. Number of units in building 242 Stories 3

14. Unit Details:

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

15. 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: Covered parking

16. 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)

Reason(s) for Rent Increase Request

17. Please provide a written statement (as an attachment to this form) explaining the reason(s) you are requesting a rent increase above 5%. You are highly encouraged to submit supportive documentation to substantiate your statements. The landlord has the burden of proof to demonstrate the need for a rent increase in excess of 5%.

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

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. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. The request for a rent increase is in compliance with City of Alameda regulations.

4. This declaration (certification) was executed on 7/19/19 at Alameda, Ca.
Date Place

Maureen O'Toole
Print Name

Maureen O'Toole
Signature

Signatory must be the owner. If the property is owed by an entity, the signatory must be someone with authority to bind the entity under penalty of perjury.



To: Bradley Allender, Leah Gordon ("Tenant")
and any other occupant(s) in possession of the premises located at:
(Street Address) 1333 Webster St, #A102 (Unit/Apartment #) A102
(City) Alameda (State) CA (Zip Code) 94501 ("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 September 6, 2019, whichever is later.

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

1. Rent shall be \$ 1,700.00 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 September 6, 2019, whichever is later.)
2. Security deposit shall be increased by \$ _____.
3. Other: 1. The Notice Change in terms of tenancy posted on 7/3/2019 to be rescinded.
2. Rent beginning October 1, 2019 shall be \$1,700.00.
3. The rent increase of \$1,660 reflecting in this notice is for September 2019 rent only.
4. All other terms and conditions to remain the same.

Landlord _____ Date 7/8/19
(Owner or Agent) CZRE agent for O' Toole

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

Tenant _____ Date _____
Bradley Allender

Tenant _____ Date _____
Leah Gordon

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by CERDA ZEIN REAL ESTATE, on July 8, 2019 (date)
In the following manner: (if mailed, a copy was mailed at ALAMEDA (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)

Kimberly Cole
(Print Name)

(Keep a copy for your records.)

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

