

## Contact Information

## Tenant Information:

Name(s): Bradley Allender & Leah GordonUnit Address: 1333 Webster Street, A102, Alameda, CA 94501

## Landlord Information:

Name(s): Cerdazein Real Estate for Maureen O'TooleUnit Address: 1417 Everett St, Alameda, CA 94501Phone: 510.522.5888 Email: INFO@CERDAZEIN.COM

## Rent Increase Information

1. Current monthly rent: \$ 1500 (Value A) } Amount of rent increase:  
Requested increased rent: \$ 1700 (Value B) } \$ 200 (Value C) 13.33 %  
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-monthOne-year lease  
Rent increase offer: \$ \_\_\_\_\_ Rent increase offer: \$ \_\_\_\_\_3. What date was the notice served on the tenant? 7 / 8 / 19  
Month/Day/Year4. What is the effective date of the rent increase? 9 / 6 / 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? 1/24/04 Total years of residency 15.5  
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>8/1/18</u>	\$ <u>1400</u>	\$ <u>1500</u>	\$ <u>100</u>	<u>7.14</u> %
<u>8/1/17</u>	\$ <u>1300</u>	\$ <u>1400</u>	\$ <u>100</u>	<u>7.69</u> %
<u>8/1/16</u>	\$ <u>1200</u>	\$ <u>1300</u>	\$ <u>100</u>	<u>8.33</u> %
<u>6/1/15</u>	\$ <u>1100</u>	\$ <u>1200</u>	\$ <u>100</u>	<u>9.09</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 52 Stories 3

12. Unit details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 \_\_\_\_\_ Age 18-61 2 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?

\$ 100 (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 July 22, 20 19  
at Alameda, California.

Bradley Allender

Leah Gordon

Print Name (Tenant)

[Signature]

Signature (Tenant)

Bradley Allender and Leah Gordon  
1333 Webster St., A102

Rent Increase Statement

RP-01

As of Monday, July 22, 2019

We believe the monthly increase of \$200, or 13.3%, is excessive. The past four annual increases on our unit have consistently been \$100 per month. We have come to expect this as a standard increase. Doubling our previous increase is unexpected and presents a hardship to our financial planning.

The timing of the notification of the increase also negatively impacts our financial situation. Presumably the 60-day notice required for increases of greater than 10% exists to give tenants adequate time to make financial preparations. However, because this increase will be effective September 6, rather than October 1, we are expected to pay a prorated amount of \$160 more for September, an increase of 10.7%, with less than 60 days' notice.

Finally, the cumulative increases of the last five years have made a large financial impact on our lives. With the \$200 increase, our rent has risen 54.5% since 2015. We have not received any increases in housing services during this time. Neither have any substantial improvements been made to the unit (appliances, finishes, etc.) during the 15.5 years of our continuous tenancy. We believe that an increase of \$100 per month, consistent with our previous four increases, would be more fair. It should be noted that this is still cumulatively significant, as it would be a 45.5% increase since 2015.

Thank you for your time and consideration.