

## Contact Information

## Tenant Information:

Name(s): LISA Hall  
Unit Address: 2164 San Jose Ave. # B

## Landlord Information:

Name(s): Balthasar Abel  
Unit Address: 1712 Versailles Ave.  
Phone: 510-521-7320 Email: Balsar-Abel@hotmail.com

## Rent Increase Information

1. Current monthly rent: \$ 1970 (Value A)  
Requested increased rent: \$ 2068 (Value B)
- Amount of rent increase:  
\$ 98.00 (Value C) 4.99 %  
 $\text{Value B} - \text{Value A} \quad \text{Value C} \div \text{Value A}$   
 $(4.99\% = \$196.53)?$
2. Are there different rent increase rates for month-to-month vs. one-year lease options?  
☒ No ☐ Yes, Month-to-month  
Rent increase offer: \$ \_\_\_\_\_ One-year lease  
Rent increase offer: \$ \_\_\_\_\_
3. What date was the notice served on the tenant? 7, 29, 19  
Month/ Day/ Year
4. What is the effective date of the rent increase? 9, 1, 19  
Month/ Day/ Year
5. 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? 10/13/12 Total years of residency 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) Value E-Value D	Increase Percentage Value F ÷ Value D
<u>3/1/2014</u>	\$ <u>1820.<sup>00</sup></u>	\$ <u>1920.<sup>00</sup></u>	\$ <u>100.<sup>00</sup></u>	<u>5.5</u> %
<u>6/1/2015</u>	\$ <u>1920.<sup>00</sup></u>	\$ <u>1970.<sup>00</sup></u>	\$ <u>50.<sup>00</sup></u>	<u>2.6</u> %
<u>7/1/2016</u>	\$ <u>1970.<sup>00</sup></u>	\$ <u>2030.<sup>00</sup></u>	\$ <u>60.<sup>00</sup></u>	<u>3</u> %
<u>8/1/2018</u>	\$ <u>2030</u>	\$ <u>2100</u>	\$ <u>70.<sup>00</sup></u>	<u>3.4</u> %

Because Invalid Rent Back to \$1970.<sup>00</sup> 7-24-19 > 1970.<sup>00</sup> ← per compliance

## 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 5 Stories 2

12. Unit details:

- Number of bedrooms 2 Bathrooms 1 1/2
- 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?

\$ 0 (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 August 6, 2019  
at Alameda, California.

Lisa Hall  
Print Name (Tenant)

Lisa Hall  
Signature (Tenant)

August 6, 2019

Grant Eshoo-Rent Stabilization Program Specialist  
Housing Authority of the City of Alameda  
701 Atlantic Ave. Alameda, CA. 94501

Dear Grant Eshoo,

Since failing to comply with the rent increases requirements under Ordinance no. 3148 per the Housing Authority, my landlord was obligated to reimburse the invalid rent increase and adjust the rent back to \$1,970. He finally complied and then less than a week later he has given me a new rent increase of \$98.00 which is approx. 4.99% effective September 1, 2019. (copy attached).

As far as another rent increase, he knows I cannot afford it. I am on \_\_\_\_\_ and on a low fixed income. My daughter has graduated from college and looking for more work to help. I continue to drain my life savings to make rent as my income is not enough.

On a side note, although we complained (with Documentation), we have had to endure over two years of next door screaming, noisy, illegal tenants at all hours. The stress of my serious \_\_\_\_\_ problems was only made worse. Nonetheless the rent increases come every year and at the highest amount.

Thank you again for your consideration

Lisa Hall

2019 AUG -8 PM 3:30  
HOUSING AUTHORITY  
OF THE CITY OF ALAMEDA