

NOTICE OF TENANT RIGHTS

1. \$15,000 IN RELOCATION ASSISTANCE FOR EACH HOUSEHOLD/ADDITIONAL RELOCATION ASSISTANCE FOR QUALIFYING HOUSEHOLD

The tenants of residential rental units who are required to move as a result of the owner's withdrawal of the accommodations from the rental market are entitled to a relocation payment from the owner in the following amounts:

** \$15,000 for each unit.

The owner must deposit the appropriate relocation assistance payment with the Rent Board. This money is to assist tenants in their relocation and will be released upon receipt of a written request from all members of a household.

2. \$5,000 IN ADDITIONAL RELOCATION ASSISTANCE FOR CERTAIN HOUSEHOLDS

The following households that are displaced as a result of this property being withdrawn from the rental housing market are entitled to \$5,000 in additional relocation assistance:

- Households with a resident child who is younger than 18 years.
- Households with a tenant who is 60 years of age or older or disabled.
- Tenants whose tenancies began prior to January 1, 1999.
- Households with annual income less than 80% of the median income for Alameda County. The income limits for qualifying for additional relocation assistance are:

Household Income Limits 2016								
Persons per household:	1	2	3	4	5	6	7	8
Income no greater than:	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200	\$99,200

Note: The two postcards served with this notice for declaring entitlement to additional relocation assistance must be completed and mailed within 30 days in order to receive the assistance.

3. EXTENSION OF TIME FOR ELDERLY AND/OR DISABLED TENANTS

Tenants who are disabled or 62 years of age or older and who resided at the unit for at least one year are entitled to one year's notice of the intent to withdraw units from the rental market rather than 120 day's notice.

Note: To be eligible for this extended notice, a Notice of Assertion of Age and/or Disability must be completed and returned to the owner and the Rent Board within 60 days.

4. RIGHT TO REGAIN POSSESSION

All displaced tenants, who have advised the owner in writing, have a right to regain possession of their rental unit if the unit is offered for rent within ten (10) years of the date that it was withdrawn from the rental market. If the unit is offered for rent within five (5) years from the date of withdrawal, the rent for that tenancy shall be the lawful rent at the time of withdrawal adjusted upward by any general rent adjustments subsequently granted by the Rent Board. If the unit is offered for rent after five (5) years from the date of withdrawal, the initial rent for that tenancy may be set by the owner at market rent should the owner choose to adjust it.

Note: To retain a right to regain possession of a rental unit, a Notice of Interest in Accommodation must be completed and returned to the owner and the Rent Board within 30 days of vacating the unit.

5. RENT RESTRICTIONS IF RENTED WITHIN FIVE YEARS

The residential rent for a withdrawn unit when it is re-rented within five years is restricted to the rent ceiling in effect at the time of withdrawal adjusted upward by a general adjustments subsequently granted by the Rent Board.

6. RIGHT TO DAMAGES

If a property is rented for residential purposes within two years of the date it was withdrawn from the rental housing market, displaced tenants may have a right to recover actual as well as punitive damages from the owner. This right exists even if the property is sold to a new owner.