



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

Sample Letter to New Landlord/Owner

Mail certified mail, return receipt requested

Date

New Owner
1234 Main St
Any City, CA 94123

Re: Foreclosure Notice – 2345 Main St, Berkeley, CA

Dear Landlord/Owner:

On _____ (date) you advised me orally or in writing that I need to move out of my unit at _____, Berkeley, CA, by _____ (date).
(address)

Your action violates federal law protecting Section 8 families against unfair evictions. This letter is my official protest.

The Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, §§ 701-704 (2009), which became federal law on May 20, 2009, applies to state eviction proceedings. This law requires a new owner of residential rental property who acquires it through foreclosure to be legally bound by the existing Section 8 voucher lease and Housing Assistance Payment (HAP) Contract. A new owner may only terminate the lease and HAP contract for good cause (such as owner making the property his/her primary residence) and by giving the tenant at least 90 days notice of termination.

In addition, in Berkeley, new owners must satisfy several additional requirements before moving in and, in most situations, must pay the tenant \$4,500 in moving expenses. Simply because a new owner of a foreclosed property wants it vacant (to re-sell or re-rent or for any other reason) is not considered good cause. Your notice to me does not provide the 90 day notice required.

I am requesting that you withdraw the notice, and allow me to continue my tenancy. I am current with the rental payments to the owner of record required under my lease. If you have any questions about “good cause” or lawful grounds for eviction in Berkeley, you may call the Rent Stabilization Board at (510) 981-7368.

Signature/Date

cc: Berkeley Housing Authority Housing Specialist
1901 Fairview
Berkeley, CA 94703