



# Renting in Berkeley? Know your rights!

If your rental unit is covered by the Berkeley Rent Ordinance:

## **RENTS ARE CONTROLLED**

Rents can be increased by only a small percentage each year. The annual increase for 2012 is 1.6%.

## **EVICTION PROTECTIONS**

A landlord must cite one of 11 legal ‘good cause’ reasons for eviction to evict a tenant. (B.M.C. 13.76.130)

## **SAFE, HABITABLE APARTMENTS**

Tenants can file a petition for rent reduction at the Rent Board if the landlord is not maintaining the apartment. (Rent Board Regulation 1269)

## **INTEREST ON SECURITY DEPOSIT**

Landlords must pay interest on tenants’ security deposits each December. The ‘federal’ rate owed for 2011 is 0.4%; the Berkeley rate is 0.3%.  
(Rent Board Regulation 701-705)

**Want more  
information?**

**Call a Rent Board  
Housing Counselor**

**510-981-RENT**

**[www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent)**

# RENTERS' RIGHTS: Know the Basics

## A HABITABLE APARTMENT

All landlords must provide: A weather- and waterproof apartment; a working heater; working plumbing/gas facilities; hot/cold running water; working lights and electrical wirings; adequate trash receptacles; stairs, floors, and railings in good repair; and a building free of trash, debris, vermin, and pests. (CA Civil Code 1941.1)

## WHEN CAN THE LANDLORD ENTER?

Landlords have the right to enter a unit to make necessary repairs, and to show the unit to a prospective renter or buyer. The tenant must receive 24 hours' written notice, and entry must take place during normal business hours. (CA Civil Code 1954)

## SECURITY DEPOSIT RETURN

Landlords must return a security deposit and interest within 21 days of the tenant's move-out. Deductions can be made for: 1) unpaid rent; 2) damage caused by the tenant exclusive of ordinary wear and tear; and 3) necessary cleaning. (CA Civil Code 1950.5)

Call a Housing Counselor

**510-981-RENT**



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