



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

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



Rent Stabilization Program
2125 Milvia St.
Berkeley, CA 94704

Phone: (510) 981-RENT

Fax: (510) 981-4910

TDD: (510) 981-6803

Email:

rent@cityofberkeley.info

Visit Us:

Monday - Friday

9am to 4:45pm

except Wednesdays

Noon to 6:30pm

