



SPANISH, CANTONESE AND MANDARIN translations of this letter can be provided, please call (510) 981-7368. Para la traducción en español de esta carta, por favor llame al (510) 981-7368.

**Rent Stabilization Board**

November 18, 2011

**Re: 2012 Annual General Adjustment increase is 1.6%; 2011 security deposit interest rate is 0.4% unless the account qualifies for the Berkeley bank rate, which is 0.3%.**

Dear Berkeley Tenant:

The Berkeley Rent Stabilization Board has published the 2012 Annual General Adjustment (AGA) Order for all qualifying tenancies. Beginning January 1, 2012, this AGA Order adjusts rent ceilings upward by 1.6 %. For example, if the rent ceiling were \$1,000, the AGA would be \$16.00. The AGA is equal to 65% of the increase in the Bay Area CPI for the last fiscal year in accordance with Berkeley Municipal Code section 13.76.110. The full text of the AGA Order is available on our Web site at [www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent) or at our office.

**If your tenancy started in 2011, the landlord is not eligible for the 2012 AGA.**

The apparent 2011 lawful rent ceilings for rent-controlled units and an AGA calculator are available on our Web site. As with past AGA Orders, landlords are not permitted to round increases up to the nearest dollar.

If your landlord is charging less than the full current lawful rent ceiling, the landlord may raise your rent to the ceiling any time after serving you with written notice of a rent increase. State law requires a written thirty-day notice for any rent increase of 10% or less and a written sixty-day notice for an increase over 10%.

Finally, a reminder: by the end of December, your landlord should refund annual interest on your security deposit. State law defines security deposits as any payment, fee, deposit or charge that is imposed at the beginning of the tenancy for the purpose of covering damages, cleaning expenses and unpaid rent. Money paid and designated "last month's rent" is considered part of the deposit. For further clarification, please call our housing counselors. **The interest rate to be paid this year is 0.4% (four tenths of one percent) unless the account qualifies for the Berkeley bank rate, which is 0.3% (three tenths of one percent).** Please review the "Important Information for Landlords and Tenants" insert included in this envelope for more comprehensive information regarding security deposits and other rent control laws.

Please also remember that **foreclosure is not a good cause for eviction**. For more information on evictions, please read the back of this letter. As always, if you have questions, our housing counselors are available to assist you.

Sincerely,

Jay Kelekian  
Executive Director

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