

**City of East Palo Alto**  
**Rent Stabilization Program**  
 2415 University Avenue, East Palo Alto, CA 94303  
 Phone: 650-853-3114 Fax: 650-853-3115 Email: [rentprogram@cityofepa.org](mailto:rentprogram@cityofepa.org)  
[www.ci.east-palo-alto.ca.us/rentprogram](http://www.ci.east-palo-alto.ca.us/rentprogram)

Office Use Only Date Received: _____ By: _____
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**TENANT PETITION APPLICATION FORM — GENERAL INFORMATION**

Attach Petitions for Rent Ceiling Violations to Secure an Individual Rent Adjustment and/or Rent Rebate; Maintenance and Service Reductions; Breach of Implied Warranty of Habitability; and Approval for Rent Withholding.

Provide the information requested below. You may attach additional sheets if necessary.

**1. Rental Unit Address:**

Address: \_\_\_\_\_ Apt. # \_\_\_\_\_ Zip code: \_\_\_\_\_

**2. Tenant Information:** Fill in the following information for **all** adult tenants in the rental unit who are petitioning for a rent adjustment, rebate or withholding.

Date of Initial Occupancy: \_\_\_\_\_

<u>Name(s)</u>	<u>Phone(s)</u>	<u>Email Address</u>
_____	_____	_____
_____	_____	_____

(Each Tenant listed above must sign the certification on page 3 in order to be considered one of the parties filing this petition.)  
**Per Regulation 2000 and for the purposes of this petition, I authorize to be served at:**

_____	_____
Email Address	Initials

I also understand that I can electronically submit my filings related to this petition to the Rent Stabilization Program at [rentprogram@cityofepa.org](mailto:rentprogram@cityofepa.org)

**3. Person or organization authorized to represent you, if any:**

Name: \_\_\_\_\_ Phone(s): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

**4. Basis for petition:** Check the reason(s) for filing your petition. Check only the boxes which apply. Complete the corresponding Petition(s) and provide supporting information as requested.

**Petition A — Rent Ceiling Violation** (to seek a rent reduction and/or rebate for rent overcharges above Maximum Allowable Rent)

- Petition B— Reductions in Maintenance, Service, and/or Habitability** (when there are decreases in Housing Services, including maintenance, that the landlord has failed to correct after given reasonable notice; failure to comply with rental agreement or with building and housing codes, California Warranty of Habitability, and other legal requirements for rental of housing)
- Petition C — Petition for Approval to Withhold Rent** (for Landlord's Failure to Register with the Rent Stabilization Program)
- Other** — Attach sheet(s) explaining your grounds for petitioning and relevant sections of the Rent Stabilization Ordinance and/or regulations.

**5. Elect to pursue mediation (Optional):**

- a. Both parties must agree to mediation; if not the matter will be referred to a Hearing Examiner. The mediation process is non-binding, meaning that parties are not required to reach an agreement. Should this matter be deemed unresolved by the Mediator, the matter shall be referred to a Hearing Examiner.
- b. Should this matter be resolved through mediation, the Mediator shall prepare a stipulation setting forth the terms of the agreement to be executed by the parties. This stipulation shall thereafter become an order of the Rent Stabilization Board. Each party executing such a stipulation will be deemed to have waived any right to a hearing or appeal on the issues in the petition that are addressed by the stipulation. Issues in the petition that are not addressed by the stipulation are not considered resolved, and either party may request a hearing on these unresolved issues.

**6. Consolidation:** If this petition is being submitted together with petitions from tenants in other units on the same property, please list apartment numbers of units petitioning together.

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**7. Certification:** *I declare under penalty of perjury that the foregoing information in this petition, schedules and attachment is true and correct to the best of my knowledge and belief. This statement is executed under the laws of the State of California.*

Signature	Print Name	Date
Signature	Print Name	Date
Signature	Print Name	Date
Signature	Print Name	Date

**Attach additional pages if there are more signing this petition at the same property, listing the tenant address and unit for each tenant signing the petition.**