

PETITION A – Violation of Rent Limits

Rental unit address: _____

Date you moved into this rental unit: _____

Use this petition form to seek a rent adjustment and rebate for the following violations of rent limits:

1. Rent Charged over the Maximum Allowable Rent (MAR),
2. Unlawful Increases in Rent, and/or
3. Other Violations of the Ordinance’s Limitations on Rent Increases.

Check each box below for the reason(s) you are filing this petition claiming a violation of rent limits:

Rent Charged over the Maximum Allowable Rent (MAR): My landlord charged rent above the Maximum Allowable Rent for my unit.

What is the Maximum Allowable Rent in the certificate issued for your unit: \$ _____
Attach a copy of the certificate or report the timeframe for the Maximum Allowable Rent stated in the certificate: _____ to _____

How much rent were you charged, including fees you paid to your landlord for utilities and other housing services, over the Maximum Allowable Rent during the timeframe specified in the certificate and as far back as August 2010 when the new Ordinance became effective? (Attach documents showing rent overcharges you claim.) _____

Unlawful Increases in Rent: My landlord has increased my rent by more than is allowed by the Ordinance:

Your rent may be increased only once every 12 months based on the percentage increase authorized by the Rent Board. Provide below the date, amount and percentage of all rent increases you received that exceed the following Annual General Adjustments in rent (AGA) approved by the Rent Board for each time period below. If you received a notice from your landlord that an AGA was to be “banked” for use in a later program year, note the date you received any notice of banking for each AGA. (Submit documentation of increases in your rent or fees, and notices of banking of AGAs.)

July 1, 2019 – June 30, 2020 AGA rent increase of no more than 2.8% allowed

Date your rent was increased: _____
Amount your rent was increased: \$ _____
Percent your rent was increased: _____ %
Date your landlord provided you notice, if any, that this AGA was to be banked: _____

July 1, 2018 – June 30, 2019 AGA rent increase of no more than 2.9% allowed

Date your rent was increased: _____
Amount your rent was increased: \$ _____
Percent your rent was increased: _____ %
Date your landlord provided you notice, if any, that this AGA was to be banked: _____

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July 1, 2017 – June 30, 2018 AGA increase of no more than 2.7% allowed

Date your rent was increased: _____

Amount your rent was increased: \$ _____

Percent your rent was increased: _____%

Date your landlord provided you notice, if any, that this AGA was to be banked: _____

July 1, 2016 – June 30, 2017 AGA increase of no more than 2.4% allowed

Date your rent was increased: _____

Amount your rent was increased: \$ _____

Percent your rent was increased: _____%

Date your landlord provided you notice, if any, that this AGA was to be banked: _____

July 1, 2015 – June 30, 2016 AGA increase of no more than 2.0% allowed

Date your rent was increased: _____

Amount your rent was increased: \$ _____

Percent your rent was increased: _____%

Other Violations of the Ordinance’s Limitations on Rent Increases: My rent was increased during the time the following violations existed (check each box below to indicate the type of violation(s) you allege since August 2010):

- Your landlord failed to properly register your rental unit with the Rent Board each year
- Your landlord failed to comply with the Rent Stabilization Ordinance or regulations adopted by the Rent Board to implement the Ordinance, or any order of the Rent Board or Hearing Examiner
- Habitability problems existed in my rental unit
- Housing code violations existed and your landlord failed to make repairs ordered by the City

Check each box below for the year(s) you believe that a rent increase you received should not be allowed based on the above checked conditions and provide an explanation for any months in each program year that you believe the owner was not entitled to increase your rent by the Annual General Adjustment and attach documentation. (*Attach additional pages if needed to explain each violation.*)

July 1, 2019 – June 30, 2020:

July 1, 2018 – June 30, 2019: _____

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July 1, 2017 – June 30, 2018: _____

July 1, 2016 – June 30, 2017:

July 1, 2015 – June 30, 2016:

I wish to have the Rent Program Administrator or Hearing Examiner determine whether my unit has been properly registered and whether my landlord failed to comply with the Rent Stabilization Ordinance or regulations adopted by the Rent Board to implement the Ordinance. If it is found that my landlord has not properly registered my rental unit or failed to comply with the Ordinance and regulations, I wish to contest any increases in my rent until compliance is met.

File **Petition A** if you wish to challenge increases in your rent while there were habitability problems, or housing code violations that your landlord failed to correct as ordered by the City. Even if these problems have since been corrected, you may also file **Petition B** to seek a rent reduction and/or rebate if these problems resulted in a loss of your use and enjoyment of your rental unit and the premises, or for any exposure to health and safety risks caused by your landlord’s failure to make repairs in a timely manner. To do so, complete and attached Petition B to report Reductions in Maintenance and Services, Habitability Problems, and/or a Failure to Provide Maintenance and Services Required by Law.

ATTACH COPY OF LEASE OR RENTAL AGREEMENT, NOTICES OF RENT INCREASES, CANCELLED CHECKS, RENT RECEIPTS, OR OTHER EVIDENCE TO SUPPORT YOUR PETITION.