

PETITION B—Reductions in Maintenance and Services, Habitability Problems, and/or Failure to Provide Maintenance and Services Required by Law

Rental unit address: _____

Date you moved into this rental unit: _____

1. I am seeking (check all that apply): **A Rent Reduction** **A Rent Rebate**
2. Check if you have any of the following habitability, maintenance and/or problems, or list other problems with your unit that your landlord failed to correct in a reasonable timeframe.
(Attach additional pages if needed)

HABITABILITY PROBLEMS: (Failure to comply with the “Warranty of Habitability” set forth in California Civil Code Sec. 1941.1.)

- Ineffective waterproofing to prevent wet or moldy walls
- Inadequate weather protection of roof and exterior walls or ceiling, including broken windows and doors.
- Defective plumbing, drains, sewage system or toilet facilities.
- Loss of or insufficient hot water or water supply.
- Defective or broken heater or gas facilities.
- Unsafe or inoperative electrical lighting, wiring or outlets and other equipment.
- Building, yard, garage, hallways, stairs, and common areas are not clean, sanitary, or free from all accumulations of debris, filth, rubbish, garbage, rodents, and vermin, such as cockroaches or rats.
- Inadequate trash receptacles in clean condition and good repair.
- Floors; stairways, or railings are broken, rotting, or missing.

MAINTENANCE-RELATED CONDITIONS:

- Broken locks or security devices on the windows or doors
- Holes in floors, walls or ceilings.
- Defective plumbing, drains, sewage system or toilet, sink, bathtub or shower.
- Carpets or other floor coverings with holes, cracks, gaps, shredded or disintegrated material.
- Deteriorated/broken cabinets or drawers.
- Deteriorated countertops.

PETITION B – Reductions in Maintenance and Services, Habitability Problems, and/or Failure to Provide Maintenance and Services Required by Law

- Window coverings with stains, holes, tears, or disintegrating fabric, or window coverings that have been removed.
- Defective or inoperative appliance in unit.
- Peeling, crumbling, stained, worn, scraped or cracked paint or peeling, torn, stained wall covering.
- Missing or cracked, broken tile.
- Bathtub or shower with glazing chipped or peeling.
- Broken fan or vent.
- Inoperative/missing exterior lights.

Other: _____

Other: _____

CODE VIOLATIONS:

- Failure to comply with code violations that materially affect tenants’ health and safety, including Health and Safety Code Sec. 17920.3. (Attach copy of Notice to Correct from City Building Inspector or Code Enforcement Officer, or County Environmental Health Inspector.)

LOSS OF OR REDUCED HOUSING SERVICES:

- Parking.
- Broken or defective security gates, door or fencing.
- Defective or inoperative elevator.
- Broken or defective intercom.
- Storage.
- Laundry facilities.
- Swimming pool or recreational facilities.
- Play areas, yards, patios, balconies.
- Landscaping or yard-care services.
- Broken or missing mailbox.
- No on-site resident manager services for rental properties with 16 or more units.

PETITION B – Reductions in Maintenance and Services, Habitability Problems, and/or Failure to Provide Maintenance and Services Required by Law

7. To calculate the amount you believe your rent should be reduced and/or be rebated to you, complete the following table with the information requested for each maintenance, service, or habitability problem that you claim. For each problem, provide the date it began, or the first date you had knowledge of the problem. Then provide the date your landlord first knew of or was notified of the problem, or should have known about the problem. If a problem has already been corrected, provide the date the correction was made or completed. (Attach additional pages if necessary.) State the percent you think your rent should be reduced for each item given its impact on your use and enjoyment of your rented home and its rental value.

Unit Address: _____

List Each Problem	Date Problem First Noticed	Date Owner Informed (or Should Have Known) of Problem	Date Problem Corrected (If not corrected, leave blank)	Number of Months Problem Existed	Rent Paid During Period Each Problem Existed	Percent Reduction in Rent Requested
					\$	%
					\$	%
					\$	%
					\$	%
					\$	%
					\$	%
					\$	%
					\$	%

8. If you seek reimbursement for out-of-pocket expenses you incurred as a result of the above reductions in maintenance and service, enter the amount of reimbursement requested: \$_____. (Submit documentation for each expense, and how it relates to the maintenance or service reduction reported.)