

San Francisco Residential Rent Stabilization and Arbitration Board

CHECKLIST FOR FILING Report of Excessive Rent Increase Under the Tenant Protection Act [California Civil Code Section 1947.12]

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|----|---|--|--|
| 1. | Was the unit constructed more than 15 years ago? | ☐ Yes.
<i>Go to line 2.</i> | ☐ No. STOP!
Rent increases are not regulated by San Francisco's Rent Ordinance or the Tenant Protection Act. |
| 2. | Was the unit constructed <u>after June 13, 1979</u> ? | ☐ Yes.
<i>Go to line 3.</i> | ☐ No. STOP!
Rent increases are probably regulated by San Francisco's Rent Ordinance. Please contact staff at the Rent Board because this is probably not the correct form to file. |
| 3. | Does the building contain two residential units, one of which has been occupied by the owner as their principal residence throughout the tenancy? | ☐ Yes. STOP!
Rent increases are probably not regulated by San Francisco's Rent Ordinance or the Tenant Protection Act. | ☐ No.
<i>Go to line 4.</i> |
| 4. | Is the unit a house or a condominium that can be sold separately from any other unit? | ☐ Yes.
<i>Go to line 5.</i> | ☐ No.
<i>Go to line 7.</i> |
| 5. | Is the house or condominium owned by a corporation, a real estate investment trust (REIT), or a limited liability company (LLC) with at least one corporate member? | ☐ Yes.
<i>Go to line 7.</i> | ☐ No.
<i>Go to line 6.</i> |
| 6. | Did the landlord provide written notice that the house or condominium is not subject to the rent limits imposed by Section 1947.12 of the Civil Code (Tenant Protection Act)? | ☐ Yes. STOP!
Rent increases are probably not regulated by San Francisco's Rent Ordinance or the Tenant Protection Act. | ☐ No.
<i>Go to line 7.</i> |
| 7. | Is the rent paid for the unit subsidized and/or regulated by a different government agency? | ☐ Yes. STOP!
Rent increases are probably not regulated by San Francisco's Rent Ordinance or the Tenant Protection Act. | ☐ No.
It appears the rent may be regulated by the Tenant Protection Act. You may file the attached Report if you received an increase in excess of the allowable amount and you want the Rent Board to contact your landlord. |



San Francisco Residential Rent Stabilization and Arbitration Board

I am filing this report because I received a rent increase that does not comply with the Tenant Protection Act (TPA) and I would like the Rent Board to contact my landlord.

Rent Board Date Stamp

REPORT OF EXCESSIVE RENT INCREASE UNDER THE TENANT PROTECTION ACT [California Civil Code Section 1947.12]

↓ Rental Unit Information ↓

(Street Number of Unit) (Street Name) (Unit Number) San Francisco, CA (Zip Code)

(Full Property Address) (Name of Building Complex, if applicable) (# of Units in Building)

When was the building constructed? _____ Current Monthly Rent: \$ _____ Move In Date: _____

↓ Tenant Information ↓ Please list each tenant. If more room is needed, attach additional sheet.

First Name Middle Initial Last Name

Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Email Address

↓ Tenant Representative Information ↓ ☐ Attorney ☐ Non-attorney Representative ☐ Interpreter

First Name Middle Initial Last Name

Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Email Address

↓ Landlord Information ↓

First Name Middle Initial Last Name

Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Email Address

↓ Landlord Representative Information ↓ ☐ Attorney ☐ Non-attorney Representative ☐ Resident Manager

First Name Middle Initial Last Name

Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Email Address

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↓ Rent Increase Information ↓

Rent is paid to: ☐ Owner ☐ Resident Manager ☐ Management Co. ☐ Other _____

List your previous two most recent rent increases. *You must attach a copy of the rent increase notice(s).*

_____	\$ _____	\$ _____
Date of Increase	Monthly Rent Prior to Increase	Total New Monthly Rent

_____	\$ _____	\$ _____
Date of Increase	Monthly Rent Prior to Increase	Total New Monthly Rent

Proposed Rent Increase:

_____	\$ _____	\$ _____
Date of Increase	Monthly Rent Prior to Increase	Total New Monthly Rent

The rent increase violates the Tenant Protection Act (Civil Code §1947.12) in that:

WARNING TO TENANTS: The Rent Board does not provide legal advice and cannot enforce state law or conduct hearings on disputes concerning the Tenant Protection Act. The filing of this report will not prevent the landlord from serving an eviction notice or filing an unlawful detainer (eviction) lawsuit against you in court for non-payment of rent. IF YOU RECEIVE COURT PAPERS OR A NOTICE, YOU SHOULD SEEK LEGAL ASSISTANCE IMMEDIATELY.

If you require this form in Spanish, Chinese or Filipino, please call 415-252-4600 or visit the Rent Board's office at 25 Van Ness Avenue, #700, San Francisco.

Si necesita este formulario en Español, por favor llame al 415-252-4600 o visite a la oficina de La Junta del Control de Rentas en 25 Van Ness Avenue, #700, San Francisco.

如果您需要此表格的中文版本，請致電 415-252-4600 或造訪租務委員會辦公室，地址是：25 Van Ness Avenue, #700, San Francisco.

Kung kailangan ninyo ng form na ito sa Filipino, mangyaring tumawag sa 415-252-4600 o pumunta sa opisina ng San Francisco Rent Board na matatagpuan sa 25 Van Ness Avenue, #700, San Francisco.