



San Leandro Rent Review Program

Is the Rent Review Program the same as Rent Control?

No. The Rent Review Program provides a forum for non-binding arbitration of rent disputes between landlords and tenants.

When does the Tenant have the right to a hearing?

- 1) The increase is greater than \$75.00
- 2) The increase exceeds ten percent of the pre-increase rent, or
- 3) The landlord increases the rent more than once in a 12-month period.

Is there a Special Notice of Increase to Tenants?

Landlords are required by state law to provide thirty days notice of a rent increase of ten percent or less and sixty days notice for a rent increase greater than ten percent.

In addition to fulfilling state law requirements for notice of rent increases, landlords are required to provide notice of the Rent Review Program when they provide notice of a rent increase to tenants (please see reverse).

If a landlord fails to provide notice of the Rent Review Program at the time he or she provides notice of the rent increase, such rent increase will be void and unenforceable.

How does a Tenant Request a hearing before the Rent Review Board?

A tenant may request a hearing before the Rent Review Board by obtaining and submitting a Hearing Request Form. **Tenant has fifteen days (15) from receipt of the rent increase notice to obtain and submit the Hearing Request Form (post mark acceptable). Tenant must submit a copy of the Notice of Increase with the Hearing Request.** The Hearing Request Form is available on the City's website and may be mailed or faxed upon request.

The City's number to request forms is (510) 577-6004; the City website is www.ci.san-leandro.ca.us

Can the Landlord retaliate due to Tenant's request for a hearing?

No. Eviction proceedings against a tenant for exercising his or her rights under the Ordinance will be considered a retaliatory eviction.

What happens if a Tenant requests a hearing and fails to appear?

If a tenant fails to appear before the Board without good cause, the Board will approve the rent increase at issue in the hearing, and the tenant will be barred from subsequently challenging the same increase before the Board.

What happens if a Landlord fails to appear?

If a landlord fails to appear before the Board without good cause, the rent increase at issue in the hearing will be void and unenforceable.

Can the Tenant or Landlord assign a representative?

A tenant or landlord who does not appear in person, but sends a representative, will be deemed to have appeared for the hearing as long as the representative was authorized by the tenant or landlord (in writing) to answer and enter into agreements on the tenant's or landlord's behalf.