

NOTICE OF TENANT RIGHTS

1. \$8700 OR \$13700 IN RELOCATION ASSISTANCE FOR EACH HOUSEHOLD

The tenants of residential rental units who are required to move as a result of the owner's withdrawal of the accommodations from the rental market are entitled to a relocation payment from the owner in the following amounts:

- \$13700 for each unit for which the current tenancy began prior to January 1, 1999.
- \$ 8700 for all other units.

The owner must deposit the appropriate relocation assistance payment with the Rent Board. This money is to assist tenants in their relocation and will be released upon receipt of a written request from all members of a household.

2. \$2500 IN ADDITIONAL RELOCATION ASSISTANCE FOR CERTAIN HOUSEHOLDS

The following households that are displaced as a result of this property being withdrawn from the rental housing market are entitled to \$2500 in additional relocation assistance:

- Households with a resident child who is younger than 18 years.
- Households with a tenant who is 60 years of age or older or disabled.
- Households with annual income less than 80% of the median income for Alameda County. The income limits for qualifying for additional relocation assistance are:

Household Income Limits for 2014								
Persons per household:	1	2	3	4	5	6	7	8
Income no greater than:	\$47,350	\$54,100	\$60,850	\$67,600	\$73,050	\$78,450	\$83,850	\$89,250

Note: The two postcards served with this notice for declaring entitlement to additional relocation assistance must be completed and mailed within 30 days in order to receive the assistance.

3. EXTENSION OF TIME FOR ELDERLY AND/OR DISABLED TENANTS

Tenants who are disabled or 62 years of age or older and who resided at the unit for at least one year are entitled to one year's notice of the intent to withdraw units from the rental market rather than 120 day's notice.

Note: To be eligible for this extended notice, a Notice of Assertion of Age and/or Disability must be completed and returned to the owner and the Rent Board within 60 days.

4. RIGHT TO REGAIN POSSESSION

All displaced tenants, who have advised the owner in writing, have a right to regain possession of their rental unit if the unit is offered for rent within 10 years of the date that it was withdrawn from the rental market. The rent for a withdrawn unit when it is re-rented is the rent at the time of withdrawal adjusted upward by any general rent adjustments subsequently granted by the Rent Board.

Note: To retain a right to regain possession of a rental unit, a Notice of Interest in Accommodation must be completed and returned to the owner and the Rent Board within 30 days of vacating the unit.

5. RIGHT TO DAMAGES

If a property is rented for residential purposes within two years of the date it was withdrawn from the rental housing market, displaced tenants may have a right to recover actual as well as punitive damages from the owner. This right exists even if the property is sold to a new owner.