San Francisco Residential Rent Stabilization and Arbitration Board

NOTE: If your building was constructed after June 13, 1979, the rental unit is not subject to the Rent Ordinance and we cannot process your petition.

Rent Board Date Stamp

TENANT PETITION

⬇Rental Unit Information⬇

_____ _____ _____ San Francisco, CA 941_____
Street Number of Unit | Street Name | Unit Number | Zip Code

_____ _____ _____
Name of Building Complex (If Applicable) | Entire Building Address (lowest & highest numbers) | # of Units in Building

Was the building constructed before June 13, 1979? ☐ Yes ☐ No ☐ Don't Know Current Monthly Base Rent: $_____

Move-in Date: _____ At move-in, this was: ☐ a vacant unit ☐ part of an existing tenancy

The rent is paid to (select one): ☐ Owner ☐ Resident Manager ☐ Management Co. ☐ Other _____

If you pay rent to a Master Tenant, you must use the Subtenant Petition form instead of this Tenant Petition form.

Please list the case numbers of prior relevant Rent Board petitions: _____

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

1.

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

2.

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

⬇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 | Other Phone Number

25 Van Ness Avenue #320, San Francisco, CA 94102 Phone 415.252.4602 Fax 415.252.4699

TENANT PETITION

Please provide the following information for all landlord representatives who should receive notice of this petition:

⬇Owner Information⬇

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

⬇Resident Manager Information (if applicable)⬇

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

⬇Management Company Information (if applicable)⬇

Name of Company | First Name of Manager | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

⬇Other Landlord Representative Information (if applicable)⬇ ☐ Attorney ☐ Non-attorney Representative

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

⬇Other Landlord Representative Information (if applicable)⬇ ☐ Attorney ☐ Non-attorney Representative

First Name | Middle Initial | Last Name

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

Primary Phone Number | Other Phone Number

TENANT PETITION

I am filing this petition for the following reason(s): *(Check ONLY the reasons that apply.)*

☐ **A. Substantial Decrease in Housing Services:** *(Form A must be attached to petition.)*

I have received a *substantial* decrease in housing services without a corresponding decrease in the rent. This includes claims based on noncompliance with Uniform Hotel Visitor Policy.

☐ **B. Failure to Repair and Maintain:** *(Form B must be attached to petition.)*

I received a notice of rent increase *within the last 60 days* and I do not believe I should pay it because the landlord has failed to do requested repair and maintenance that is required by law.

☐ **C. Unlawful Rent Increase(s):** *(Form C must be attached to petition.)*

I received an unlawful rent increase and/or I want the Rent Board to determine whether my current rent is a lawful amount.

☐ **D. Challenges to Passthroughs:** *(Form D must be attached to petition.)*

The landlord improperly imposed or failed to discontinue one or more of the following passthroughs:

- ☐ a. Utility (Gas and Electric) Passthrough
- ☐ b. Water Revenue Bond Passthrough
- ☐ c. General Obligation Bond Measure Passthrough
- ☐ d. Capital Improvement Passthrough

☐ **E. Other:** _____ *(Attach a written explanation of the relief sought, such as a request for determination of jurisdiction/exemption, or other request for a hearing.)*

DECLARATION OF TENANT PETITIONER(S)

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THIS INFORMATION AND EVERY ATTACHED DOCUMENT, STATEMENT AND FORM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: Every tenant of the rental unit who wishes to be included in this petition must sign this declaration. Any tenant who lives in a different rental unit must file a separate petition.

(Print Name)	(Signature of Tenant Petitioner)	(Date)
(Print Name)	(Signature of Tenant Petitioner)	(Date)
(Print Name)	(Signature of Tenant Petitioner)	(Date)

TENANT PETITION – FORM B

FAILURE TO REPAIR AND MAINTAIN STATEMENT

You may file Form B only if you have received a notice of rent increase within the last 60 days.

1) A tenant may petition for the deferral of an annual and/or banked rent increase if the landlord has failed to perform requested repairs, replacement or maintenance, **as required by law.** Refer to Rules and Regulations Section 10.11.

2) A successful claim based on failure to repair and maintain only prevents the proposed rent increase from taking effect until repairs are made. Therefore, **do not file this form if the repair or maintenance was completed before the effective date of the rent increase.**

3) **The notice of rent increase must be attached to this Form B** (which must be filed no later than 60 days following receipt of the attached rent increase notice).

4) **All Notices of Violation and other evidence of code violations must be attached to this Form B**.

ALL INFORMATION REQUESTED BELOW MUST BE PROVIDED. IF YOU NEED ADDITIONAL SPACE, PLEASE ATTACH ANOTHER FORM B TO THE PETITION.

Date I Received Rent Increase Notice: _____ (Month/Date/Year)

Effective Date Of Increase: _____ (Month/Date/Year)

Monthly *Base* Rent Before Rent Increase:(Excluding Passthroughs): $_____

Description of Repair Or Maintenance That Was Not Performed (List Each Item Separately)	**When Was the Repair Or Maintenance Requested?** (List All Dates of Notice and Attach All Written Notices)	**Has the Repair Or Maintenance Been Performed?**	**Is the Condition a Code Violation?** (Attach All Evidence)
(1)		☐ No ☐ Yes, on _____ (Date)	☐ No ☐ Yes
(2)		☐ No ☐ Yes, on _____ (Date)	☐ No ☐ Yes
(3)		☐ No ☐ Yes, on _____ (Date)	☐ No ☐ Yes
(4)		☐ No ☐ Yes, on _____ (Date)	☐ No ☐ Yes
(5)		☐ No ☐ Yes, on _____ (Date)	☐ No ☐ Yes

TENANT PETITION – FORM B