

CITY OF BERKELEY
RENT STABILIZATION BOARD
2125 Milvia Street, Berkeley, CA 94704
TEL: (510) 981-7368 (981-RENT) TDD: (510) 981-6903 FAX: (510) 981-4940
E-MAIL: rent@cityofberkeley.info INTERNET: rentboard.berkeleyca.gov

Petition No. L-_____

AGREEMENT OF PARTIES/WAIVER OF RIGHT TO A HEARING
(Regulation 1282)

Property Address: _____ Unit No. _____
(Use a separate form for each unit)

(This box must be checked by the tenant for the agreement or waiver to be valid.)

I have received a copy of the petition for an increase in the legal rent ceiling and have reviewed the grounds for objection on the other side of this form and have no objections to the requested rent ceiling increases.

AGREEMENT OF PARTIES

Assuming the landlord is eligible for a rent ceiling increase in the amount requested:

- We agree to a maximum increase of 6% of the current lawful rent ceiling for the unit. The increase will be implemented in two stages. One half of the increase, or 3%, shall be implemented upon expiration of 30 days' advance written notice (Civ. Code § 827). Implementation of the second 3% increase shall be deferred until no sooner than 12 months after the first increase.

- We agree to an implementation of the increase different from that authorized by Regulation 1282; specifically: _____

Note: An agreement that does not conform to the Ordinance and the Regulations will not be approved.

WAIVER OF RIGHT TO HEARING

(This box must be checked by the tenant for the agreement or waiver to be valid.)

I give up my right to a hearing and understand that if all the affected tenants waive their right to a hearing or fail to file an objection, a decision may be issued without a hearing and be based on the petition, supporting documentation and the Board's records.

CERTIFICATION: I declare under penalty of perjury under the laws of the State of California that the above assertions are made voluntarily and without financial or other inducement.

_____ LANDLORD SIGNATURE	_____ PRINTED NAME	_____ DATE
_____ TENANT SIGNATURE	_____ PRINTED NAME	_____ DATE
_____ TENANT SIGNATURE	_____ PRINTED NAME	_____ DATE
_____ TENANT SIGNATURE	_____ PRINTED NAME	_____ DATE
_____ TENANT SIGNATURE	_____ PRINTED NAME	_____ DATE

GROUNDS FOR OBJECTION

THE POSSIBLE GROUNDS FOR OBJECTION ARE LISTED BELOW. DO NOT SIGN AN AGREEMENT IF ANY OF THESE APPLY TO YOU. YOU WILL HAVE AN OPPORTUNITY TO INFORM THE RENT BOARD OF YOUR OBJECTIONS.

1. One or more units on the property has a tenant who moved in after 1998.
2. One or more units on the property is not registered with the Rent Board and the owner does not live in that unit.
3. My rent is more than the lawful rent ceiling.
4. My unit is substantially deteriorated, fails to comply substantially with applicable state rental housing laws, local housing, building, health and safety codes, or lacks adequate housing services.
5. My unit has suffered a significant decrease in space or services since I moved in or the landlord is violating the rental agreement.