

CHAPTER 11. ANNUAL GENERAL ADJUSTMENTS OF RENT CEILINGS

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1100. Conditions for Taking Annual General Adjustments

(A) No rent increase in the rent ceiling for a rental unit pursuant to an Annual General Adjustment shall be effective for the period of time in which the landlord:

(1)has failed to register a rental unit on the property with the Board;

(2)has demanded, accepted, received or retained rent in excess of the lawful rent ceiling for the affected unit;

(3)has failed to comply with any order of the Board concerning the affected unit;

(4)has failed to bring the affected unit into compliance with the implied warranty of habitability; or

(5)has failed to pay interest on security deposits for the affected unit as required by Section 7 of the Ordinance.

(B) Under California Civil Code Section 1947.7, certain owners may obtain previously lost AGA's. In order to regain them, an owner must file a petition. The Rent Stabilization Board will determine the owner's eligibility under Regulation 1278.

[Amendments effective November 3, 1995; December 6, 2004 eliminating former Subsection (A)]

1101. Annual General Adjustment Order for 1981

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance, the Rent Stabilization Board hereby adjusts the rent ceilings upward by five percent (5%) for all rental units covered by the Ordinance, setting rent ceilings for such units at a level of five percent (5%) greater than the Base Rent Ceiling established in Section 10 of the Ordinance.

Further, where the cost of space heating to individual rental units is paid in full by the landlord, the Board hereby adjusts rent ceilings for such units upward by an additional one and two-tenths percent (1.2%), setting rent ceilings for such units at a level six and two tenths percent (6.2%) greater than the Base Rent Ceiling established in Section 10 of the Ordinance.

(2) Rent ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(3) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days prior notice of such rent increases and the notice period expires.

(4) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(5) No rent increase for a rental unit pursuant to this Order shall become effective if the landlord has continued to:

(A) fail to register the unit in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board.

(B) demand, accept, receive or retain any payment in excess of the maximum rent for the unit permitted by the Ordinance;

(C) fail to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board;

(D) fail to bring the unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which affect the health and safety of tenant(s).

(6) If the maximum rent allowed for a unit by the Ordinance and this Order is greater than the rent specified in the rental agreement for such unit, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified for a rental unit under the Ordinance and this Order is less than the rent specified for such unit in the rental agreement, the lower rent specified under the Ordinance and this order shall be the maximum allowable rent.

1102. Banking of General Adjustments

(1) For 1981:

(A) Rents may be increased pursuant to the General Adjustment Order for 1981 at any time after adoption of the order in conformity with the requirements set forth in the Order.

(B) Any change in this policy shall be announced 90 days before it becomes effective.

[Effective Date: December 26, 1980]

(2) For 1982:

(A) Rents may be increased pursuant to the General Adjustment Order for 1982 at any time after adopting of this Order in conformity with the requirements set forth in the Order.

(B) Any change in this policy shall be announced 180 days before it becomes effective, and registered owners shall be noticed by mail.

[Effective Date: November 29, 1981]

1103. Annual General Adjustment Order for 1982

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance, the Rent Stabilization Board hereby adjusts rent ceilings upward nine percent (9%) for all rental units covered by this Ordinance, setting rent ceilings for such units at a level nine percent (9%) greater than the 1981 Rent Ceiling.

Further, where the cost of gas and electricity including space heating for individual units is paid in full by the landlord, the Board hereby adjusts rent ceilings for such units by an additional:

- \$4.00 per month for studio units;
- \$7.00 per month for one bedroom units;
- \$9.00 per month for two bedroom units;
- \$10.00 per month for three bedroom units;
- \$12.00 per month for four bedroom units;
- \$16.00 per month for single family houses having at least three bedrooms

thus setting rent ceilings at nine percent (9%) greater than the 1981 rent ceiling plus the appropriate gas and electricity adjustment amount.

Further, where the owner defers imposition of the annual general adjustment for 1982 specified above, the Board hereby adjusts the rent ceilings for such units by an additional one percent (1.0%) of 1981 rent ceiling for each year of such deferral. This additional adjustment shall be prorated in exact proportion to the period of such deferral. Thus, the rent ceilings for such units shall be set at a level greater than the 1981 rent ceilings by the amounts specified in this subsection.

The 1981 rent ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus adjustments granted by the Board.

(2) Rent ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(3) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this order shall become effective after the landlord gives the tenant(s) at least thirty (30) days prior written notice of such rent increases and such rent increases and the notice period expires.

(4) Landlords are not required under the Ordinance and/or this order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(5) No rent increase for a rental unit pursuant to this Order shall become effective if the landlord has continued to:

(A) fail to register the unit in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board.

(B) demand, accept, receive or retain any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance;

(C) fail to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board;

(D) fail to bring the unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which affect the health and safety of tenant(s).

(6) If the maximum rent allowed for a unit by the Ordinance and this Order is greater than the rent specified in the rental agreement for such unit, the lower rent specified in the rental agreement shall be the maximum allowable rent for the term specified by agreement. If the maximum allowable rent specified for a rental unit under the Ordinance and this Order is less than the rent specified for such unit in the rental agreement, the lower rent specified under the Ordinance and this Order shall be the maximum allowable rent.

1104. Annual General Adjustment Order for 1983

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts rent ceilings upward by four and seventy-five one-hundredths percent (4.75%) for all rental units covered by the Ordinance, setting the Rent Ceilings for such units at a level four and seventy-five one-hundredths percent (4.75%) greater than the 1982 Rent Ceilings.

Further, where the cost of common area electricity or gas, electricity or gas in an individual unit, or space heating in an individual unit is paid by the landlord, the Board hereby adjusts rent ceilings upward for such unit by an additional twenty-five one-hundredths of one percent (0.25%), setting the Rent Ceilings for such units at a level five percent (5%) greater than the 1982 Rent Ceilings.

The 1982 Rent is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus adjustments by the Board.

(2) The adjustments granted by this Order shall become effective on January 1, 1983, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(3) Rent ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall include the landlord's written certification that he or she is in compliance with the provisions of this Order and the Ordinance. **THE NOTICE AND CERTIFICATION SHALL BE ON A FORM APPROVED BY THE BOARD.**

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register the unit in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board; or

(D) has failed to bring the unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which affect the health and safety of tenant(s); or

(E) has failed to make repairs as ordered by the Housing Inspection Services of the City of Berkeley; or

(F) has failed to place security deposits in an interest-bearing account as required by Section 7 of the Ordinance or has failed to annually return the interest to the tenants as required by Section of the Ordinance.

(8) If the landlord has failed to register completely by September 1, the amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1 for which the landlord fails to register.

(9) A landlord who ineligible to raise rents under this general adjustment for an entire calendar year shall not be eligible to raise rents under this general adjustment in future years.

(10) Should any expense component underlying this general adjustment be finally declared invalid by a court of competent jurisdiction, the amount of this adjustment and the Rent Ceilings established pursuant thereto shall be reduced by the percentage increase attributable to said expense component. The Board shall, by regulation, specify the time and manner of any such reduction so as to implement this provision in an orderly fashion.

(11) Should any expense component underlying this general adjustment be finally ordered refunded to landlords by a court of competent jurisdiction, the amount of this adjustment attributable to said expense component shall be refunded to tenants who have actually paid said component. The Board shall specify by regulation the timing and manner of any such refund. Landlords shall maintain records which will enable them to determine the amount of this adjustment paid by each tenant.

Should a tenant vacate a covered unit, the landlord shall maintain a record of the tenant's last known address and any forwarding addresses provided by the tenant. The Board may, by resolution, terminate this record-keeping requirement upon certification by the Rent Stabilization Board Program Chief that said records need not be retained.

Should it be impossible for a landlord to locate a former tenant, the Board shall, by regulation, specify the proper disposition of any refund to which the tenant is otherwise entitled.

1105. Annual General Adjustment Order for 1984

Pursuant to the provisions of Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance, as amended, the Rent Stabilization Board has considered setting and adjusting the rent ceiling for all rental units covered by the Ordinance.

The Board has determined that the lawful rent ceilings established in the Annual General Adjustment Order for 1983 remain in effect for 1984. There shall be no increase or decrease in the rent ceiling for any covered unit in 1984 except pursuant to the Individual Rent Adjustment process set forth in Section 12 of the Ordinance and the applicable regulations.

In the absence of any Individual Rent Adjustment Order a landlord may not charge more than the lawful rent ceiling for any covered unit in 1983. Security, cleaning and other deposits may not be increased for existing tenants.

1106. Annual General Adjustment Order for 1985

(1) In accordance with Section 11 of Rent Stabilization and Eviction for Good Cause Ordinance as amended by Tenants Rights Amendment Act of 1982, the Rent Stabilization Board hereby adjusts Rent Ceilings upward by 2% for all rental units covered by the Ordinance, setting the Rent Ceilings for such units at a level 2% greater than the 1984 Rent Ceilings.

The 1984 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus adjustments granted by the Board.

(2) The adjustments granted by this Order shall become effective on January 1, 1985, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(3) Rent Ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall include the landlord's written certification that he or she is in compliance with the provisions of this Order and the Ordinance. **THE NOTICE AND CERTIFICATION SHALL BE ON A FORM APPROVED BY THE BOARD.**

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register the unit in accordance with Section 8 of the Ordinance and/or order or regulations of the Board; or

(B) demands, accepts or receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance;

(C) has failed to comply, after order of the Board, with any provisions of the

Ordinance and/or orders or regulations of the Board; or

(D) has failed to bring the unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and codes which affect the health and safety of tenant(s); or

(E) has failed to place security deposits in an interest-bearing account as required by Section 7 of the Ordinance or has failed to annually return the interest to the tenants as required by Section 7 of the Ordinance or has failed to annually return the interest to the tenants as required by Section 7 of the Ordinance.

(8) If a landlord has failed to register completely by September 1, the amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall not be able to raise rents under this adjustment in future years.

1107. Annual General Adjustment Order for 1986

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts Rent Ceilings upward by 3% plus \$2.50 per month for all units covered by the Ordinance, setting the Rent Ceilings for such units at a level 3% plus \$2.50 per month greater than the 1985 Rent Ceilings.

The 1985 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustments of the base ceiling granted by the Board.

(2) The adjustments granted by this Order shall become effective on January 1, 1986, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(3) Rent Ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall include the landlord's written certification that he or she is in compliance with the provisions of this Order and the Ordinance. **THE NOTICE AND CERTIFICATION SHALL BE ON A FORM APPROVED BY THE BOARD.**

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register the unit in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board; or

(D) has failed to bring the unit into compliance with the implied warranty of habitability. Such compliance means that the unit substantially complies with the City of Berkeley's building, housing and codes which affect the health and safety of tenant(s); or

(E) has failed to place security deposits in an interest-bearing account as required by Section 7 of the Ordinance or has failed to annually return the interest to the tenant(s) as required by Section 7 of the Ordinance.

(8) If a landlord has failed register completely by September 1 the amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar shall not be able to raise under this adjustment in future years.

Those landlords who are not registered with the Board shall be notified of their non-compliance and ineligibility due to non-registration;

Further, that the tenants of said organization shall be notified of their right to apply for authorization to withhold rent as specified under Section 15 of the Ordinance, and such tenants shall be provided by the Board with petition forms to withhold rent;

Further, that the Board goes on record as directing legal staff to intervene in any eviction to protect any tenant exercising their rights under this Order.

1108. Annual General Adjustment Order for 1987

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Right Amendment Act of 1982, the Rent Stabilization Board hereby adjusts the Rent Ceilings upward by 3.5% for all units covered by the Ordinance, setting the Rent Ceilings for such units at 3.5% greater than the 1986 Rent Ceilings.

The 1986 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the base ceiling granted by the Board.

(2) Rent ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective on January 1, 1987, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

"Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1987 AGA Order of the Rent Stabilization Board.

Tenant's Name: _____

Street Address: _____ Unit No: ____

The present rent on your unit is \$_____ per month. Your rent will increase ___% pursuant to the 1987 Annual General Adjustment Order.*

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2180 Milvia Street, Basement, Berkeley, California during the hours of 9:00 a.m. -- 4:00 p.m., weekdays, 644-6128."

Date

Property Owner/Manager

*Pursuant to the 1987 AGA Order, the percentage increase cannot exceed 3.5%.

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(6) If the maximum allowable rent specified under this order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or Orders or regulations of the Board concerning the affected rental unit; or

(D) has failed to bring any rental unit on the property into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(E) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(F) has failed to comply with Section 4 above of this Order.

(8) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1, 1986 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall not be able to raise rents under this adjustment in future years.

1109. Annual General Adjustment Order for 1988

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts the 1987 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements¹) upward by \$25.00 for all units covered by this Ordinance, except units in residential hotels, and \$15.00 for units in residential hotels. The Rent Ceilings for all units except those in residential hotels are set at a level \$25.00 greater than the 1987 Rent Ceilings, and \$15.00 greater than the 1987 Rent Ceilings for units in residential hotels.

The 1987 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the base rent ceiling granted by the Board.

(2) Rent Ceilings adjusted pursuant to this Order shall be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective on January 1, 1988, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to the tenant of a rent increase pursuant to this Order shall be in the following form:

"Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1988 AGA Order of the Rent Stabilization Board.

Tenant's Name: _____

Street Address: _____ Unit No: ____

The present rent on your unit is \$_____ per month. Your rent will increase ___% pursuant to the 1988 Annual General Adjustment Order.*

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2180 Milvia Street, Basement, Berkeley, California during the hours of 9:00 a.m. -- 4:00 p.m., weekdays, 644-6128."

Date

Property Owner/Manager

*Pursuant to the 1988 AGA Order the increase cannot exceed \$25.00, or \$15.00 for rental units in residential hotels.

¹ The exclusion of temporary increases for capital improvements is declaratory of existing practice.

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified in such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or regulations of the Board concerning the affected rental unit; or

(D) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s);

(E) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley;

(F) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(G) has failed to comply with Section 4 of this Order.

(8) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1, 1987 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall not be able to raise rents under this adjustment in future years.

1110. Annual General Adjustment Order for 1989

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts the 1988 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 3% for all units covered by the Ordinance, plus an additional one-half percent (0.50%) for units where the landlord pays for the cost of gas or electricity in the unit. Thus, where the cost of gas or electricity in an individual unit is not paid for by the landlord, the Board sets the Rent Ceiling at a level 3% greater than the 1988 Rent Ceiling. Where the cost of gas or electricity in an individual unit is paid for by the landlord, the Board sets the Rent Ceiling for such units at a level 3.5% greater than the 1988 Rent Ceiling.

The 1988 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the base rent ceiling granted by the Board.

(2) Rent Ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective pursuant to provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

"Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1989 AGA Order of the Rent Stabilization Board.

Tenant's Name: _____

Street Address: _____ Unit No: ____

The present rent on your unit is \$_____ per month. Your rent will increase ___% pursuant to the 1989 Annual General Adjustment Order. The 1989 AGA Order permitted a percentage increase of 3% if the landlord does not pay for gas or electricity in the rental unit or 3.5% if the landlord pays for gas or electricity in the rental unit.

Your new rent will be \$_____ per month beginning _____ (this date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent

Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date

Property Owner/Manager

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified in such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or regulations of the Board concerning the affected rental unit; or

(D) has failed to bring any rental unit on the property into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(E) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley;

(F) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(G) has failed to comply with the notice of rent increase requirements of Section 4 of this Order.

(8) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) for each month beyond December 1, 1988 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an

entire calendar year shall not be able to raise rents under this adjustment in future years.

1111. Annual General Adjustment Order For 1990

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts the 1987 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements¹) upward by \$16.00 for all units covered by the Ordinance, setting the rent ceilings for such units at a level of \$16.00 greater than the 1989 rent ceilings.

The 1989 rent ceiling is defined as the base rent ceiling established in Section 10 of the Ordinance plus any adjustment of the base rent ceiling granted by the Board.

(2) Rent ceilings adjusted pursuant to this Order may be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective on January 1, 1987, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1990 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____ The present rent on your unit is \$ _____ per month. Your rent will increase _____ pursuant to the 1990 AGA Order, which granted a \$16.00 rent increase.

Your new rent will be \$ _____ per month beginning _____ (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date

Property Owner/Manager

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified in such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or regulations of the Board concerning the affected rental unit;

(D) has failed to bring any rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s);

(E) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley;

(F) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(G) has failed to comply with the notice of rent increase requirements of Section 4 of this Order.

1112. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1991

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982, the Rent Stabilization Board hereby adjusts the 1990 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by four percent or \$17.00, whichever is greater, for all units covered by the Ordinance, setting the rent ceilings for such units at a level of four percent or \$17.00 (whichever is greater) greater than the 1990 rent ceilings.

For purposes of calculating the new rent ceiling, the 1990 rent ceiling is defined as the base rent ceiling established in Section 10 of the Ordinance plus any permanent adjustment of the base rent ceiling granted by the Board. Regulations 1101(2), 1103(2), 1104(3), 1106(3), 1107(3), 1108(2), 1110(2), and 1111(2) permitted, but did not require, that rent ceilings adjusted pursuant to the order be rounded to the nearest dollar amount. For purposes of construing these prior annual general adjustments, whenever the order permitted rounding, it shall be assumed that any fraction of a dollar of fifty cents or more was rounded up and that any fraction of a dollar of forty-nine cents or less was not rounded down. It is the intent of this paragraph to minimize confusion about the exact amount of the rent ceiling established by this order and to incorporate the computations used in certification proceedings into this order.

(2) Rent ceilings adjusted pursuant to this Order shall not be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective on January 1, 1991, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires. Where a new tenancy is established on or after December 1, 1990, the annual general adjustment may be established as a term of the new tenancy, without the necessity for a separate notice.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1991 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____
Street address: _____ Unit No. _____

The present rent on your unit is \$____per month. Your rent will increase_____pursuant to the 1991 AGA Order, which granted a four percent or \$17.00 rent increase, whichever is greater.

Your new rent will be \$_____per month beginning
(This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

_____ Date	_____ Property Owner/Manager
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(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified in such unit in the rental agreement, the lower rent specified in the rental agreement shall be the lawful rent until the rental agreement expires and the tenant is given thirty days written notice of a rent increase. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the lawful rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or Regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or regulations of the Board concerning the affected rental unit;

(D) has failed to bring any rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s);

(E) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley;

(F) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(G) has failed to comply with the notice of rent increase requirements of Section 4 of this Order.

(8) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) for each month beyond December 1, 1990 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall not be able to raise rents under this adjustment in future years except as provided in Regulation 1278.

(10) Notwithstanding subparagraph (7), (8) and (9) above, a landlord who was ineligible for an annual general adjustment may subsequently become eligible by coming into full compliance by December 31, 1991. If the date of full compliance is more than one year after January 1, 1991, a landlord who qualifies under Regulation 1278 may establish eligibility for restoration of the annual general adjustment in the petition process under Regulation 1278.

1113. 1991 Inflation Adjustment Order

(1) The purpose of this regulation is to comply with the principles set forth in Searle v. City of Berkeley Rent Stabilization Board, Court of Appeal No. 638429-8 (July 18, 1990) and to restore to owners of Berkeley rental property erosion of their net operating incomes caused by inflation, without requiring each owner to file and pursue an individual petition, while at the same time protecting tenants, particularly low-income tenants, from unnecessarily high rent increases.

(2) In accordance with the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982 and the purposes stated in subsection (A), the Rent Stabilization Board hereby adjusts the 1991 rent ceilings (exclusive of temporary increases in rent ceilings such as capital improvements and exclusive of increases under Regulation 1280) upward by an amount calculated as follows, for all units covered by the Ordinance. The increase amount shall be the May 31, 1980 lawful rent ceiling, multiplied by .45, provided that:

(a) The amount shall be reduced to avoid double-counting resulting from any rent increase previously approved to increase net operating income based on the Consumer Price Index under Regulation 1264, and shall be further adjusted to take account of any changes which such a Regulation 1264 increase caused in the amount of rent adjustments occurring after the Regulation 1264 increase; and

(b) The increase shall be phased in as provided in Regulation 1274.

For purposes of calculating the new rent ceiling, the 1991 rent ceiling is defined as the base rent ceiling established in Section 10 of the Ordinance plus any permanent adjustment of the base rent ceiling granted by the Board (except increases under Regulation 1280). Regulations 1101(2), 1103(2), 1104(3), 1106(3), 1107(3), 1108(2), 1110(2), and 1111(2) permitted, but did not require, that rent ceilings adjusted pursuant to the order be rounded to the nearest dollar amount. For purposes of construing these prior annual general adjustments, whenever the order permitted rounding, it shall be assumed that any fraction of a dollar of fifty cents or more was rounded up and that any fraction of a dollar of forty-nine cents or less was not rounded down. It is the intent of this paragraph to minimize confusion about the exact amount of the rent ceiling established by this order and to incorporate the computations used in certification proceedings into this order.

(3) Rent ceilings adjusted pursuant to this order shall be rounded to the nearest dollar amount. Amounts of fifty cents or more shall be rounded up; amounts of forty-nine cents or less shall be rounded down.

(4) The adjustments granted by this order shall become effective on November 1, 1991, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this order.

(5) The upward general adjustment in rent ceilings granted in this order does not

automatically provide for a rent increase. Rent increases pursuant to this order shall become effective only after the landlord gives the tenant(s) notice in accord with state law. Where a new tenancy is established on or after October 1, 1991 the increase may be imposed as a term of the new tenancy, without the necessity for a separate notice. Prior to January 1, 1992, increase amounts may be calculated and the increase imposed without prior action by the Board, provided that:

(a) The rental amount shall be subsequently reduced if necessary to equal the amount stated in subsequent notice given by the Board:

(b) The landlord agrees that, if subsequent notice given by the Board provides for a smaller increase amount, the tenant may withhold the amount overpaid from future payments of rent, without further Board action; and

(c) In any case where a tenant gives notice to the landlord and the Board, consistent with Regulation 1274 and this regulation, that Regulation 1274(C) applies to limit the amount of the increase, the amount of the increase prior to January 1, 1992 and the amount of the increase on and after January 1, 1992 shall be limited pursuant to the applicable provisions of Regulation 1274(C)(1).

(d) For increases taken prior to January 1, 1992, the amount of the increase shall be calculated on a worksheet furnished or approved by the Board, and the landlord shall file with the Board a copy of the rent increase notice to the tenant(s) and the completed worksheet. In a case where the lawful rent ceiling has been previously increased in order to adjust net operating income based on the Consumer Price Index, the worksheet shall provide for an appropriate reduction in the amount of the increase.

Each notice to a tenant of a rent increase pursuant to this order shall be substantially in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1991 Inflation Adjustment Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____

The present rent on your unit is \$_____ per month. Your rent will increase by _____ pursuant to the 1991 Inflation Adjustment Order.

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

The amount of the increase was calculated as shown on the attached worksheet, which has been

completed on a form provided by the Rent Stabilization Board. If the worksheet shows an amount as the "Balance of Searle Increase", that balance can go into effect as an additional increase in six months. You must receive separate notice for the remainder of the increase to go into effect.

We agree that, if the Rent Board later gives notice providing for a smaller increase for your unit, you may withhold from future rent the full amount you have overpaid based on this notice.

Under Regulation 1274, you are entitled to further limit your rent increase if your household includes a qualifying lower-income person and your rent otherwise would be more than 30% of your household income. If you believe you qualify, you must notify us and the Rent Board within 20 days of this notice. If you do so, your rent will now increase under the order only by 10% of its current amount (10% of your present rent is _____), to _____

Advice concerning this notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, CA, 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date Property Owner/Manager

(e) For increases taken on or after May 1, 1992 other than annual increases permitted under Regulation 1274(c), the notice of rent increase pursuant to this order shall be substantially in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1991 Inflation Adjustment Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____

The present rent on your unit is \$_____ per month. Your rent will increase by \$_____. This increase represents all or part of the balance of the increase permitted under the 1991 Inflation Adjustment Order (Regulation 1113) which has not been previously imposed. The maximum amount of the increase was determined by the Rent Stabilization Board and stated in a Notice of Apparent Maximum Lawful Rent Ceiling prepared for your unit and mailed to you by the Board. If you did not receive such a Notice, you may request a copy from the Board.

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Under Regulation 1274, you are entitled to limit your rent increase if your household includes a qualifying lower-income person and your rent otherwise would be more than 30% of your household income. If you believe you qualify, you must notify us and the Rent Board within 20

days of this notice.

Information concerning this notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, CA, 9.00 a.m. - 4:30 p.m. weekdays, 644-6128.

Date

Property Owner/Manager

(6) Landlords are not required under the Ordinance and/or this order to increase rents at all or by the full amount of the adjustment granted in this order. Adjustments authorized by this regulation shall be added to rent ceilings effective November 1, 1991 whether or not the landlord increases rents. Implementation of the increased ceilings shall remain subject to Regulation 1274.

(7) If the maximum allowable rent specified under this order for a rental unit is greater than the maximum rent allowed for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the lawful rent during the period for which the rental agreement specifies a lower rent. If the maximum allowable rent specified under this order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this order shall be the lawful rent.

(8) No rent increase pursuant to this order shall be effective if the landlord:

(a) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(b) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(c) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or regulations of the Board concerning the affected rental unit;

(d) has failed to bring any rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s);

(e) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley; or

(f) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance.

(9) A landlord who is ineligible to raise rents under this adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon cure of the relevant condition(s) listed in subparagraph 8.

[Revised Regulation 1113 effective March 20, 1992]

1114. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1992

(1) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended by the Tenants Rights Amendments Act of 1982 and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1991 rent ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by \$26.00 for all units covered by the Ordinance.

The 1991 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(2) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(3) The adjustments granted by this Order shall become effective on January 1, 1992, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(4) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1992 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

The 1991 Inflation Adjustment Order (Searle Adjustment) permits a _____ increase. (* See Below) (This provision does not apply if the Searle increase has already been taken.)

The 1992 AGA Order permits a \$26.00 increase.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

* Under Regulation 1274, you are entitled to further limit your Searle rent increase if your household includes a qualifying lower-income person and your rent otherwise would be more than 30% of your household income. If you believe you qualify, you must notify us and the Rent Board within 20 days of this notice. If you do so, your rent will now increase under the order by 10% of its current amount -- 10% of your present rent is \$ _____ .

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia Street, Berkeley, California 9:00 a.m. - 4:45 p.m., weekdays, 644-6128.

Date

Property Owner/Manager

(5) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(6) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(7) No rent increase pursuant to this Order shall be effective if the landlord:

(A) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(B) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(C) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(D) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(E) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley; or

(F) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance; or

(8) The amount of this general adjustment for which the landlord shall be eligible

shall decrease by ten percent (10%) per month for each month beyond December 1, 1991 for which the landlord fails to register.

(9) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon cure of the relevant conditions listed subparagraph 8.

1115. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1993

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1992 rent ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by \$20.00 for all units covered by the Ordinance.

The 1992 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1993, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1993 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

Your rent will increase \$20.00 pursuant to the 1993 AGA Order

Your rent will increase an additional \$ _____, to reflect the January 1, 1993 hardship phase-in of the Regulation 1113 (Searle) increase, if you were eligible for such a phase-in pursuant to Regulation 1274(C). This provision does not apply if the full Searle increase has already been taken.

Your new rent will be \$ _____ per month beginning _____
(This date must be at least 30 days after service of the Notice of Rent Increase.)

The annual general adjustment rent increase may exceed the rate of inflation for your unit because the increases in City taxes and fees have exceeded the inflation rate. Tenants pay taxes through increases in rent.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2100 Milvia

Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date

Property Owner/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley; or

(6) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1, 1992 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board regulation 1278 or 1278.5.

1116. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1994

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1993 rent ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by \$18.00 for all units covered by the Ordinance.

The 1993 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1994, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1994 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____

Unit No. _____

The present rent on your unit is \$ _____
per month.

Your rent will increase **\$18.00** pursuant to the 1994 AGA Order.

Your rent will increase an additional \$ _____, to reflect the January 1, 1994 hardship phase-in of the Regulation 1113 (Searle) increase, if you were eligible for such a phase-in pursuant to Regulation 1274(C). This provision does not apply

if the full Searle increase has already been taken.

Your new rent will be \$ _____ per month beginning _____
. (This date must be at least 30 days after service of the Notice of Rent Increase.)

The annual general adjustment rent increase may exceed the rate of inflation for your unit because the increases in City taxes and fees, County fees, and voter-approved bond measures have exceeded the inflation rate. Tenants pay taxes through increases in rent.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

_____	_____
<i>Date</i>	<i>Property Owner/Manager</i>

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley; or

(6) has failed to annually return the interest on security deposits to the tenant(s) as required by Section 7 of the Ordinance.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond December 1, 1993 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1117. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1995

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 11000, the Rent Stabilization Board hereby adjusts the 1995 Rent Ceilings upward by an amount equal to 1.5% of the 1994 Permanent Rent Ceilings, i.e., the rent ceilings exclusive of temporary increases in rent ceilings such as capital improvements, for all units covered by the Ordinance.

The 1995 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1995, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1995 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____

Unit No. _____

The present rent on your unit is \$ _____
per month.

The 1995 AGA Order adjusts rent ceilings upward by an amount equal to 1.5% of the 1994 Permanent Rent Ceiling, i.e., the lawful rent exclusive of any capital improvement or other temporary rent increases.

Your rent will increase _____ pursuant to the 1995 AGA Order.

Your new rent will be \$ _____ per month beginning _____
. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date Property Owner/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1994 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire

calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.

1118. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1996

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1996 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1% of the 1995 Permanent Rent Ceilings, i.e., the rent ceilings exclusive of temporary increases, for all units covered by the Ordinance.

The 1996 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1996, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1996 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name:

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 1996 AGA Order adjusts rent ceilings upward by an amount equal to 1% of the 1995 Permanent Rent Ceiling, i.e., the lawful rent exclusive of any capital improvement or other temporary rent increases.]

Your rent will increase _____ pursuant to the 1996 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milia Street, Berkeley, California 9:00 a.m. - 4:30 p.m., weekdays, 644-6128.

Date

Property Owner/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1995 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1119. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1997

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1997 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.15% of the 1996 Permanent Rent Ceilings, i.e., the rent ceilings exclusive of temporary increases, for all units covered by the Ordinance.

The 1997 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1997, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1997 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name:

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 1997 AGA Order adjusts rent ceilings upward by an amount equal to 1.15% of the 1996 Permanent Rent Ceiling, i.e., the lawful rent exclusive of any capital improvement or other temporary rent increases.]

Your rent will increase 1.15% pursuant to the 1997 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:30 p.m., weekdays, (510) 644-6128.

Date

Property Owner/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1995 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1120. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1998

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1998 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by **0.8%** of the 1997 Permanent Rent Ceilings, i.e., the rent ceilings exclusive of temporary increases, for all units covered by the Ordinance.

The 1998 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1998, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1998 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name:

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 1998 AGA Order adjusts rent ceilings upward by an amount equal to **0.8%** of the 1997 Permanent Rent Ceiling, i.e., the lawful rent exclusive of any capital improvement or other temporary rent increases.]

Your rent will increase _____ pursuant to the 1998 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:30 p.m., weekdays, (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1997 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1121. ANNUAL GENERAL ADJUSTMENT ORDER FOR 1999

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1998 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1% or \$8.00, whichever is less, for all units covered by the Ordinance.

The 1999 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance, or, if the tenancy began on or after January 1, 1996, the Initial Rent as defined in the Costa-Hawkins Rental Housing Act (Civil Code '1954.50 et seq.), plus any adjustment of the Base Rent Ceiling or Initial Rent granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 1999, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent increase granted herein shall not apply to any initial rental rate set on a tenancy that begins on or after January 1, 1999 and which qualifies for establishing an initial rental rate pursuant to the Costa-Hawkins Rental Housing Act.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 1999 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit # _____

The present rent on your unit is \$_____ per month.

[The 1999 AGA Order adjusts the 1998 Lawful Rent Ceilings (exclusive of temporary increases) by 1% or \$8.00, whichever is less.]

Your rent will increase \$_____ pursuant to the 1999 AGA Order.

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board, 2125 Milvia St., Berkeley, CA 94704, Mon., Tues., Thurs., Fri. 9:00 a.m. - 4:45 p.m. and Wed. 10:00 a.m. to 4:45 p.m., (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996 ; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1998 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1122. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2000

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the 1999 rent ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by \$6.00, for all units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 1999.

The 1999 rent ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance, or, for units where an Initial Rent was established between January 1, 1996 and December 31, 1998, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 2000, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 1999.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty Day Notice of Rent Increase

This notice is provided pursuant to the 2000 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2000 AGA Order adjusts the 1999 Permanent Rent Ceilings, i.e., the lawful rent exclusive of any temporary rent increases, by \$6.00.]

Your rent will increase _____ pursuant to the 2000 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent

Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:30 p.m., Monday, Tuesday, Thursday and Friday and 12:00 p.m. - 4:30 p.m. on Wednesday, (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996 ; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 1999 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1123. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2001

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2000 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by \$10.00, plus an additional \$8.00 if the landlord pays for all gas service to the unit, for all units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2000.

The Year 2000 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance, or, for units where an Initial Rent was established between January 1, 1996 and December 31, 1999, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 2001, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2000.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) day' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2001 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit # _____

The present rent on your unit is \$_____ per month.

[The 2001 AGA Order adjusts the 2000 rent ceilings upward by \$10.00, plus an additional \$8.00 if the landlord pays for all gas service to the unit.]

Your rent will increase \$ _____ pursuant to the 2001 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:45 p.m., Monday, Tuesday, Thursday and Friday and 12:00 p.m.- 4:45 p.m. on Wednesday, (510) 644-6128.

Dated: _____ Landlord/Manager _____

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2000 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1124. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2002

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2002 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 3.5% OR \$30, whichever is less, plus an additional \$9 if the landlord pays for interior space heat, for all units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2001.

The Year 2002 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance, or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2000, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(C) The adjustments granted by this Order shall become effective on January 1, 2002, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2001.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) day' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2002 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit # _____

The present rent on your unit is \$_____ per month.

[The 2002 AGA Order adjusts rent ceilings upward by 3.5% or \$30, whichever is less, plus an additional \$9 if the landlord pays for interior space heat.]

Your rent will increase \$ _____ pursuant to the 2002 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:45 p.m., Monday, Tuesday, Thursday and Friday and 12:00 p.m.- 4:45 p.m. on Wednesday, (510) 644-6128.

Dated: _____ Landlord/Manager _____

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible

shall decrease by ten percent (10%) per month for each month beyond October 1, 2001 for which the landlord fails to register.

(I) A landlord who is ineligible to raise rents under this general adjustment for an entire calendar year due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon compliance with Board Regulation 1278 or 1278.5.

1125. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2003

Pursuant to the provisions of Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance, as amended, the Rent Stabilization Board has considered setting and adjusting the rent ceiling for all rental units covered by the Ordinance.

The Board has determined that the lawful rent ceilings established in the Annual General Adjustment Order for 2002 shall remain in effect for 2003. There shall be no increase or decrease in the rent ceiling for any covered unit in 2003 except pursuant to Civil Code section 1954.53 or pursuant to the Individual Rent Adjustment process set forth in Section 12 of the Ordinance and the applicable regulations.

1126. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2004

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2004 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) for rental units covered by the Ordinance as follows:

(1) For rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act between January 1, 1999, and December 31, 2002, rent ceilings shall be adjusted upwards by 1% plus an additional \$3;

(2) For all other rental units, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2003, rent ceilings shall be adjusted upwards by 1.5% plus an additional \$3.

The Year 2004 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance, or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2002, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustments granted by this Order shall become effective on January 1, 2004, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2003.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increases and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2004 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name:

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2004 AGA Order adjusts 2003 rent ceilings by 1% plus an additional \$3 for rental units with tenancies that began between January 1, 1999, and December 31, 2002, and by 1.5% plus an additional \$3 for rental units with tenancies that began prior to 1999]

Your rent will increase by \$ _____ pursuant to the 2004 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:30 p.m., Monday, Tuesday, Thursday and Friday and 12:00 p.m. - 6:30 p.m. on Wednesday, (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2003, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1127. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2005

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2004 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 0.9% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2004.

The Year 2004 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2003, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2005, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2004.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2005 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2005 AGA Order adjusts 2004 rent ceilings by 0.9%]

Your rent will increase by \$ _____ pursuant to the 2005 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

NOTICE: Landlords may not evict tenants except for good cause after legal notice as provided in the Rent Stabilization Ordinance. The mere expiration of the lease does not automatically terminate a tenancy under the Berkeley Ordinance.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, 9:00 a.m. - 4:30 p.m., Monday, Tuesday, Thursday and Friday and 12:00 p.m. - 6:30 p.m. on Wednesday, (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under this Order for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under this Order for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this Order shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2003, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1128. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2006

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2005 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 0.7% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2005.

The Year 2005 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2004, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2006, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2005.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2006 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2006 AGA Order adjusts 2005 rent ceilings by 0.7%]

Your rent will increase by \$ _____ pursuant to the 2006 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 644-6128.

_____	_____
Date	Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2005, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to

raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1129. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2007

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2006 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 2.6% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2006.

The Year 2006 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2005, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2007, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2006.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2007 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2007 AGA Order adjusts 2006 rent ceilings by 2.6%]

Your rent will increase by \$ _____ pursuant to the 2007 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2006, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1130. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2008

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2007 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 2.2% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2007.

The Year 2007 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2006, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2008, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2007.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2008 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$_____ per month.

[The 2008 AGA Order adjusts 2007 rent ceilings by 2.2%]

Your rent will increase by \$_____ pursuant to the 2008 AGA Order.

Your new rent will be \$_____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 644-6128.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2007, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1131. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2009

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2008 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 2.7% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2008.

The Year 2008 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2007, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2009, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2008.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2009 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2009 AGA Order adjusts 2008 rent ceilings by 2.7%]

Your rent will increase by \$ _____ pursuant to the 2009 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2008, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1132. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2010

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2009 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 0.1% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2009.

The Year 2009 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2008, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2010, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2009.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2010 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2010 AGA Order adjusts 2009 rent ceilings by 0.1%]

Your rent will increase by \$ _____ pursuant to the 2010 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2009, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1133. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2011

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2010 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 0.7% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2010.

The Year 2010 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2009, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2011, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2010.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2011 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2011 AGA Order adjusts 2010 rent ceilings by 0.7%]

Your rent will increase by \$ _____ pursuant to the 2010 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2010, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1134. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2012

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2011 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.6% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2011.

The Year 2011 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2010, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2012, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2011.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2012 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No.

The present rent on your unit is \$ _____ per month.

[The 2012 AGA Order adjusts 2011 rent ceilings by 1.6%]

Your rent will increase by \$ _____ pursuant to the 2010 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2011, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1135. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2013

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2012 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.7% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2012.

The Year 2012 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2011, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2013, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2012.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2013 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2013 AGA Order adjusts 2012 rent ceilings by 1.7%]

Your rent will increase by \$ _____ pursuant to the 2013 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2012, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1136. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2014

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2013 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.7% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2013.

The Year 2013 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2012, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2014, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2013.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2014 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2014 AGA Order adjusts 2013 rent ceilings by 1.7%]

Your rent will increase by \$ _____ pursuant to the 2014 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2013, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1137. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2015

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2014 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 2% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2014.

The Year 2014 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2013, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2015, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2014.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2015 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2015 AGA Order adjusts 2014 rent ceilings by 2%]

Your rent will increase by \$ _____ pursuant to the 2015 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2014, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1138. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2016

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2015 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.5% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2015.

The Year 2015 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2014, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2016, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2015.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2016 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2016 AGA Order adjusts 2015 rent ceilings by 1.5%]

Your rent will increase by \$ _____ pursuant to the 2016 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2015, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1139. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2017

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2016 Rent Ceilings (exclusive of temporary increases in rent ceilings such as capital improvements) upward by 1.8% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2016.

The Year 2016 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2015, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2017, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2016.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2017 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2017 AGA Order adjusts 2016 rent ceilings by 1.8%]

Your rent will increase by \$ _____ pursuant to the 2017 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2016, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1140. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2018

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2017 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.3% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2017.

The Year 2017 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2016, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2018, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2017.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2018 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2018 AGA Order adjusts 2017 rent ceilings by 2.3%]

Your rent will increase by \$ _____ pursuant to the 2018 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2017, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1141. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2019

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2018 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.5% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2018.

The Year 2018 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2017, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2019, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2018.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2019 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2019 AGA Order adjusts 2018 rent ceilings by 2.5%]

Your rent will increase by \$ _____ pursuant to the 2019 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability. Such compliance means the unit substantially complies with the City of Berkeley's building, housing and health codes which materially affect the health and safety of tenant(s); or

(5) Has failed to make repairs as ordered by the housing inspection services of the City of Berkeley.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2018, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1142. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2020

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2019 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.1% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2019.

The Year 2019 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2018, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2020, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2019.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2020 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2020 AGA Order adjusts 2019 rent ceilings by 2.1%]

Your rent will increase by \$ _____ pursuant to the 2020 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability, as demonstrated by an outstanding Notice of Violation from the City's Housing Code Enforcement and/or failure to comply with a Rent Board Hearing Examiner's Decision.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2019, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1143. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2021

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2020 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 1.0% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2020.

The Year 2020 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2019, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2021, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2020.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2021 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2021 AGA Order adjusts 2020 rent ceilings by 1.0%]

Your rent will increase by \$ _____ pursuant to the 2021 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:30 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability, as demonstrated by an outstanding Notice of Violation from the City's Housing Code Enforcement and/or failure to comply with a Rent Board Hearing Examiner's Decision.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2020, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1144. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2022

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2021 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.1% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2021.

The Year 2021 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2020, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2022, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2021.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2022 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2022 AGA Order adjusts 2021 rent ceilings by 2.1%]

Your rent will increase by \$ _____ pursuant to the 2022 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 2:00 p.m., Monday, Tuesday, Thursday and Friday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability, as demonstrated by an outstanding Notice of Violation from the City's Housing Code Enforcement and/or failure to comply with a Rent Board Hearing Examiner's Decision.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2021, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1145. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2023

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2022 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 4.4% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2022.

The Year 2022 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2021, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2023, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2022.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2023 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2023 AGA Order adjusts 2022 rent ceilings by 4.4%]

Your rent will increase by \$ _____ pursuant to the 2023 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 2:00 p.m., Monday, Tuesday, Thursday and Friday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability, as demonstrated by an outstanding Notice of Violation from the City's Housing Code Enforcement and/or failure to comply with a Rent Board Hearing Examiner's Decision.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2022, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.

1146-1199 (RESERVED)