



Housing and Community Development Department  
Rent Adjustment Program  
250 Frank Ogawa Plaza, Suite 5313  
Oakland, CA 94612-2034

TEL (510) 238-3721  
FAX (510) 238-6181  
TDD (510) 238-3254

## NOTICE OF TENANT RIGHTS

ELLIS ACT EVICTION ORDINANCE (Oakland Municipal Code § 8.22.400, et seq.)

1. You have a right to payment of relocation benefits from your landlord, **per household**, as follows:
  - \$6,875.58 for studio/one bedroom
  - \$8,462.26 for two bedrooms
  - \$10,445.60 for three or more bedrooms
  
2. You also have the right to an additional \$2,500, **per household**, if you, or a family member:
  - Is disabled,
  - Is a senior (age 62 and over),
  - Have minor children, or
  - Your household qualifies as low income as defined by the California Health and Safety Code Section 50079.5, shown on the Table below:



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Persons per household:	Income no greater than:
1	\$ 62,750
2	\$ 71,700
3	\$ 80,650
4	\$ 89,600
5	\$ 96,800
6	\$ 103,950
7	\$ 111,150
8	\$ 118,300

3. You must give the owner written notice of your entitlement to the additional payment (**Form 12**) **within 60 days** of the date the withdrawal documents are delivered to the Rent Adjustment Program.
4. If you are either disabled or 62 years of age or older, and have lived in your home for at least one year, **your rental unit may not be withdrawn for one year if you give the owner written notice of your entitlement to an extension (Form 6) within 60 days** of the date the withdrawal documents are delivered to the Rent Adjustment Program. Otherwise your rental unit may be withdrawn in 120 days.
5. If the Owner of your property decides to place your rental unit on the rental market within a period of 10 years, you have a right to re-rent at your current rent. If you wish to do so, then you need to mail to the Owner a copy of a **Notice of Interest in Re-renting Unit (Form 3)**. You must remember to keep the Owner current on your address.
6. You have certain rights for damages against the Owner if your rental unit is re-rented within two years after filing of the Owner's Withdrawal Notices with the Rent Adjustment Board.