



TENANT PETITION FOR REVIEW OF RENT

This petition requests a review of the rental price of a residential rental unit by a Mediator and/or Arbitrator. Fill out the green boxes to the best of your ability.

1. RENTAL UNIT INFORMATION	
Unit Address:	
Tenants:	Name: _____ Name: _____
	Phone: _____ Phone: _____
	Email: _____ Email: _____
	<input type="checkbox"/> I opt in for email communication
	<input type="checkbox"/> I do not need a language interpreter <input type="checkbox"/> I need an interpreter. Language: _____
Landlord:	
Address:	
Contact:	Phone: _____ Email: _____

2. REASONS FOR PETITION. Must check at least one box and explain issue(s) below in Box 3 below.
<input type="checkbox"/> Improper/no notice of rent increase, banked rent increase, or utility service increase (HMC SEC. 12-1.15)
<input type="checkbox"/> Rent increase above allowable limit of 5% of current rent
<input type="checkbox"/> Banked rent increase is incorrect or above 10% of current rent
<input type="checkbox"/> Utility charge increase is more than 1% of current rent
<input type="checkbox"/> Housing Services (e.g., laundry facilities, parking, heating, water, AC) have been reduced
<input type="checkbox"/> Capital improvement costs not approved by the City and incorrectly charged (HMC SEC. 12-1.07)
<input type="checkbox"/> Landlord does not respond to health, safety, fire, or building violations
<input type="checkbox"/> Other

3. SUMMARIZE THE ISSUES YOU ARE FACING. Attach additional pages if necessary.
What issues are you facing?
How long have you been facing these issues?
What attempts have you and/or the landlord made to resolve the issue? How did the landlord respond?



4. SUPPORTING DOCUMENTATION. Check boxes for each document submitted with the petition.	
<input type="checkbox"/> Notice of rent or other increase <input type="checkbox"/> Copy of lease <input type="checkbox"/> Code Enforcement violation report(s)	<input type="checkbox"/> Communication (e.g., emails, letters, texts) <input type="checkbox"/> Photos <input type="checkbox"/> Other (please specify): _____

5. RENT INFORMATION (if not applicable, write "N/A")	
Current Rent: \$ _____	New Rent: \$ _____
Did you receive a rent increase notice? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Date Rent Increase Starts: _____	Date you received the notice (if any): _____
Did the landlord provide you with information about Hayward's tenant protection laws? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Date you realized the notice was improper or missing required information: _____	

Mediation is the first step in the Rent Review process. It is a private, informal meeting between the tenant & the landlord, led by a neutral third party, so both sides reach a binding agreement. If no agreement is made, the case moves to arbitration for a final, legally binding decision. If both you & the landlord agree to skip mediation, petition will go straight to arbitration. To skip mediation, you must make a written request at least 7 days before mediation.

6. WAIVER OF MEDIATION	
<input type="checkbox"/> I do not wish to waive mediation	<input type="checkbox"/> I wish to waive mediation & move directly to arbitration

Mediations & arbitrations are scheduled no earlier than fourteen (14) days and no later than thirty (30) days after the acceptance of filing the petition. Please identify dates/times (Mon-Fri) that you are available during that time frame.

7. SCHEDULING

I (we) affirm under penalty of perjury that the information I (we) have provided here is true and correct to the best of my (our) knowledge. I (we) understand that once this petition is filed, I (we) have the right to withhold disputed rent until a decision is made by an Arbitrator. **MEET AND CONFER REQUIREMENT: Within ten (10) days of filing this petition, try to contact the landlord to discuss the problem or dispute.**

8. TENANT SIGNATURES		
_____	_____	_____
<i>Name</i>	<i>Signature</i>	<i>Date</i>
_____	_____	_____
<i>Name</i>	<i>Signature</i>	<i>Date</i>

Mail Petition and Attachments to:	Rent Review Office Contact Information
City of Hayward Attn: Housing Division 777 B Street, 4 th Floor Hayward, CA 94541	Monday through Friday 9:00 AM – 1:00 PM 2:00 PM – 4:00 PM housing@hayward-ca.gov (510) 583-4454

