



LANDLORD CERTIFICATION OF PROPER DECONTROL
Residential Rent Stabilization Ordinance

Vacancy Decontrol means that a rental unit has been voluntarily vacated and decontrolled pursuant to Section 8(a) of the Residential Rent Stabilization Ordinance, but remains subject to Section 18 (Fees) and Section 19 (Eviction for Cause) only. To conclude the vacancy decontrol process, a landlord must complete this certification form.

ADDRESS: _____ APT NO. _____

I, _____, certify that the above unit was decontrolled as follows:

1. The unit was voluntarily vacated by the previous tenant.

Previous Tenant Name: _____ Previous Tenant Signature: _____

Previous Tenant Name: _____ Previous Tenant Signature: _____

2. The unit was voluntarily vacated and the previous tenant was asked to sign but was unavailable or refused to sign.

3. The security deposit of the previous tenant, if any, was not used for any purpose other than to compensate the landlord for the previous tenant's default in the payment of rent, repair damages to the rental unit cause by the previous tenant beyond ordinary wear and tear, or clean the rental unit if necessary upon termination of the previous tenancy.

4. The following improvements, in the minimum amount indicated below, were made to the unit following the voluntary vacancy of the previous tenant and prior to the start of a new tenancy (check one):

☐ \$1,494.69 for one or less bedrooms, or

☐ \$2,242.03 for two bedrooms, or

☐ \$2,989.22 for three or more bedrooms.

Total Value: \$ _____

5. The new tenancy commenced on: _____(date).

6. The tenant acknowledges receipt of a copy of the current Residential Rent Stabilization Ordinance. The tenancy remains covered by the provisions of Section 18 (Fees) and Section 19 (Eviction for Cause) of the Ordinance.

Tenant Name: _____

Tenant Signature: _____

Tenant Name: _____

Tenant Signature: _____

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I certify the information I provided on and in connection with this form is true, accurate and complete. I acknowledge that the unit remains covered by the provisions of Section 18 (Fees) and Section 19 (Eviction for Cause) of the Hayward Residential Rent Stabilization Ordinance.

Landlord Signature: _____

Date: _____

Landlord Certification Form
Vacancy Decontrol
Revised: 11/01/17