



Landlord Attachment C Change in Space or Services

Change in Space or Services as Stated in The Regulations of the Richmond Rent Board - Chapter 9

Introductory Information

The Maximum Allowable Rent may be adjusted upward with the written agreement of the Tenant(s), when there is an increase in the usable space or in the Housing Services beyond that which was provided to a unit on July 21, 2015, or when the Base Rent was first established [Richmond Rent Board Chapter 9 Section 904(A)].

The Maximum Allowable Rent shall be adjusted downward where a Landlord is aware of and causes a Tenant to suffer a decrease in housing services or living space from the services and space that were provided on July 21, 2015, or from any services or space provided at the beginning of the tenancy [Richmond Rent Board Chapter 9 Section 904(B)].

Denial of Petitions for Unilateral Removal

The Board will not accept petitions from Landlords who seek a Maximum Allowable Rent decrease for the unilateral removal or reduction of space or services from a Tenant's base level space or services. Landlord petitions shall be accepted only when a Tenant has expressly agreed in writing to the removal of such space or services. "Base level space or services" are the housing services or living space that was provided at the unit on July 21, 2015, or at the beginning of the tenancy.

Note: This Petition only applies if the Landlord and Tenant have agreed to an increase or decrease in Space or Services. Tenants cannot agree to a rent increase due to the addition of utilities if the utilities are not separately metered.

Landlord Information	Name: _____ Phone:(_____)_____ Business Address:_____ City, State, Zip: _____ Bus. Email_____
Agent Information (if applicable)	Name: _____ Phone: (_____)_____ Business Address:_____ City, State, Zip: _____ Bus. Email: _____

Complete the table below for each unit for which there has been a change in space or services.

Unit #	Increase or Decrease (I or D) Note: I = Increase D = Decrease	Description of increase or decrease in space or services	Cost or square footage of space; market value of service; reasonable replacement cost; or % of impairment of use of and benefit to unit



AGREEMENT OF PARTIES WAIVER OF RIGHT TO A HEARING

NOTA: SI USTED NO ENTIENDE ESTA PETICIÓN, NO TARDE EN COMUNICARSE CON EL PROGRAMA DE RENTA AL NÚMERO (510) 234-RENT [7368] PARA PEDIR UNA CITA Y RECIBIR UNA EXPLICACIÓN O TRADUCCIÓN.

Property Address: _____ Unit No. _____

Interpretation will be needed in the following language (Spanish or Other _____).

(Use a separate form for each unit)

Tenants are encouraged to contact the Richmond Rent Program prior to signing any waiver of rights. Tenants are not required to sign this waiver and Landlords are prohibited from retaliating against a Tenant that refuses to sign this waiver.
Richmond Rent Program staff can be contacted at (510) 234-RENT (7368).

This box must be checked for the waiver and agreement to be valid.

- I am a tenant in the above rental unit. By checking this box I have agreed to waive my right to contest the Landlord's attached petition. I have received a copy of the petition and supporting documentation, and have no objections to the requested rent increase;
- I am satisfied that my unit is in habitable condition;
 - I give up my right to a hearing; and
 - I understand that if ALL the affected tenants waive their right to a hearing or fail to file an objection, a decision may be issued, without a hearing, based on the petition, supporting documentation and Rent Program records.

One or more of the following boxes must be checked for the waiver and agreement to be valid.

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

- We agree to a maximum increase of \$ _____ per month.
- We agree to the following implementation of the increase if it is not in conflict with Richmond Rent Board Regulations:

*** The agreed-upon increase in rent must conform to the Richmond Rent Ordinance and Rent Board Regulations and is subject to review and approval by the Rent Program, including the Hearing Examiner.**

Tenants are entitled to at least a 30-day notice of any increase from the Landlord following a decision on the increase approved by the parties.

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

Name/Signature of Owner or Agent: _____ **Date:** _____

Name/Signature of Tenant: _____ **Date:** _____

Name/Signature of Tenant: _____ **Date:** _____