



Housing and Community Development Department
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-2034
<https://www.oaklandca.gov/topics/rent-adjustment-program>

TEL (510) 238-3721
FAX (510) 238-6181
CA RELAY 711

NOTICE OF TENANT RIGHTS

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

Only for Ellis Act eviction use.

The owner of your building will file or has filed a Notice of Intent to Withdraw Rental Units (Form 4) with the Rent Adjustment Program. The procedures for withdrawing **all** residential rental units from rent or lease under the Ellis Act are set forth in Government Code section 7060, *et seq.*, and Chapter 8.22 of the Oakland Municipal Code. This Notice provides a summary description of the important requirements. Since proper withdrawal from the rental market is a basis to evict the tenants, tenants are advised to obtain legal advice from an attorney regarding their specific situation.

The Notice of Intent to Withdraw Rental Units provides information about the rental units, including addresses and legal descriptions of the property, the names of all current occupants, when the tenancies began, amount of rents, and must be signed under penalty of perjury by all property owners. Withdrawal is effective 120 days after delivery of the Notice, except for elderly (aged 62 or older) or disabled tenants who have lived in the unit for at least a year. Elderly or disabled tenants have the right to extend the date of withdrawal from 120 days to one year, and must 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.

After withdrawal of the rental units from rent or lease, the Rent Adjustment Program will record a Notice of Constraints restricting the future rental use of the units for ten (10) years. The owner must notify the displaced tenant and the Rent Adjustment Program if the unit is to be offered for rent again within ten years of the date of withdrawal. If you wish to be re-offered to rent the unit, then you need to mail to the Owner a **Notice of Interest in Re-renting Unit (Form 3)**. You must remember to keep the Owner informed of your current address.



Housing and Community Development Department
RENT ADJUSTMENT PROGRAM
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-2034
<https://www.oaklandca.gov/topics/rent-adjustment-program>

TEL (510) 238-3721
FAX (510) 238-6181
CA RELAY 711

Relocation Payments for Tenants Evicted Under the Ellis Act

1. You have a right to payment of relocation benefits from your landlord, **per household**, as follows:

- \$7,116.23 for studio/ one bedroom
- \$8,758.44 for two bedrooms
- \$10,811.20 for three or more bedrooms

These amounts are valid until June 30th, and adjust for inflation the following July 1st.

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:

Persons per household:	Income no greater than:
1	\$ 69,000
2	\$ 78,850
3	\$ 88,700
4	\$ 98,550
5	\$ 106,450
6	\$ 114,350
7	\$ 122,250
8	\$ 130,100

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.