

RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC-59
SERIES 2021

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE
OF THE CITY OF MOUNTAIN VIEW ADOPTING
REGULATIONS, CHAPTER 10,
OF THE MOBILE HOME RENT STABILIZATION ORDINANCE

WHEREAS, Mobile Home Rent Stabilization Ordinance (MHRSO) Sections 46.9 and 46.10c authorize the Rental Housing Committee to establish rules and regulations for administration and enforcement of the MHRSO; and

WHEREAS, the Rental Housing Committee has held a publicly noticed meeting on December 13, 2021 and solicited input regarding MHRSO Regulations Chapter 10, Just Cause for Evictions;

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee of the City of Mountain View that the following Regulation is hereby adopted:

MHRSO Regulations Chapter 10, Just Cause for Evictions.

The foregoing Resolution was regularly introduced and adopted at a Regular Meeting of the Rental Housing Committee of the City of Mountain View, duly held on the 13th day of December 2021, by the following vote:

AYES: Committee Members Pardo de Zela, Ramos, Rosas, Vice Chair Haines-Livesay, and Chair Almond

NOES: None

ABSENT: None

ATTEST:

APPROVED:

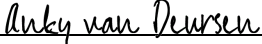
DocuSigned by:

AN KY VAN DEURSEN
PROGRAM MANAGER

DocuSigned by:

SUSAN ALMOND
CHAIR

I do hereby certify that the foregoing resolution was passed and adopted by the Rental Housing Committee of the City of Mountain View at a Regular Meeting held on the 13th day of December 2021, by the foregoing vote.

DocuSigned by:

Anky van Deursen
Program Manager
City of Mountain View

AvD/AK/6/CDD/RHC
896-12-13-21rhcr-3

Exhibit: A. MHRSO Regulations Chapter 10, Just Cause for Evictions

Exhibit A

Mobile Home Rent Stabilization Ordinance

**CHAPTER 10
JUST CAUSE FOR EVICTION**

A. Authority1

B. Contents of Notices of Termination1

C. Filing of Notices and Complaints with the RHC1

A. Authority

The Mobile Home Rent Stabilization Ordinance (MHRSO), Section 46.9(3), authorizes the Rental Housing Committee (RHC) to establish rules and regulations for administration and enforcement of the MHRSO, including clarifications of ambiguities in the MHRSO related to the adherence to the just cause for eviction protections, relocation assistance, and first right of return included in Section 46.8 and the stabilization of rents included in Section 46.6.

B. Contents of Notices of Termination

Any notice of termination given to a Mobile Home Tenant pursuant to Section 46.8 of the MHRSO shall include the following:

- (i) The basis for the termination with specificity;
- (ii) That the Mobile Home is covered under the MHRSO;
- (iii) That the Mobile Home Tenant may seek assistance from the Mountain View Rental Housing Helpline, including the phone number for the Helpline; and
- (iv) In the event an ordinance is in effect regarding MHRSO controlled units, such as tenant relocation requirements, a fact sheet summarizing the rights and obligations of such ordinance, as provided by the City, must be given to the Mobile Home Tenant with any notice of termination.

C. Filing of Notices and Complaints with the RHC

1. Mobile Home Tenancy. Any notice that must be provided to a Mobile Home Tenant or in connection with the termination of a tenancy pursuant to Section 46.8 shall be filed with the RHC within three (3) days of service upon the Mobile Home Tenant. Any Mobile Home Landlord who serves a summons or complaint for unlawful detainer upon a Mobile Home Tenant for just cause under Section 46.8 or obtains a judgment for unlawful detainer against a Mobile Home Tenant of a covered Mobile Home shall also file a copy of said documents with the RHC within seven (7) days of service upon the Mobile Home Tenant. Any Mobile Home Landlord who serves a notice to terminate a tenancy pursuant to Section 46.8 shall provide the RHC with written notice if the Mobile Home Tenant vacates the Mobile Home, either as a result of the notice of termination or a subsequent action

for unlawful detainer no later than seven (7) days after the Mobile Home Tenant vacates the Mobile Home.

2. Mobile Home Space Tenancy. Any notice that must be provided to a Mobile Home Owner or in connection with the termination of a tenancy pursuant to the Mobilehome Residency Law, codified at Civil Code Sections 798.55 through 798.62 (hereinafter "the MRL"), shall be filed with the RHC within three (3) days of service upon the Mobile Home Owner. Any Mobile Home Park Owner who serves a summons or complaint for unlawful detainer upon a Mobile Home Owner for just cause under the MRL or obtains a judgment for unlawful detainer against a Mobile Home Owner shall also file a copy of said documents with the RHC within seven (7) days of service upon the Mobile Home Owner. Any Mobile Home Park Owner who serves a notice to terminate a tenancy pursuant to the MRL shall provide the RHC with written notice if the Mobile Home Owner vacates the Mobile Home Space, either as a result of the notice of termination or a subsequent action for unlawful detainer no later than seven (7) days after the Mobile Home Owner vacates the Mobile Home Space.