



Rent Stabilization Program

(650) 903-6149 | mvrent@mountainview.gov

Mountainview.gov/rentstabilization

REQUEST FOR HEARING ON LANDLORD PETITION FOR SPECIFIED CAPITAL IMPROVEMENTS AS DEFINED BY THE COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA)

Information of Person Requesting Hearing

Name: _____ Phone: _____

Mailing Address: _____

Email: _____

I hereby request a Hearing on the following Petition:

Petition Case Number: _____

For the following Property Address, including Unit Number(s), if applicable:

(Street Number) (Street Name) (Unit Number)

Name of Petitioner: _____

I am:

- A tenant affected by this petition.
- Another party affected by the petition for the following reasons:

Basis for Requesting a Hearing: (select all that apply)

- The proposed rent increase from this Specified Capital Improvement Petition causes a hardship for tenant (see attached Tenant Hardship Petition filed in response)
- Landlord is not in substantial compliance with the CSFRA (see CSFRA Regs. Ch. 12 sec. B)
- Landlord has failed to maintain a habitable Rental Unit in compliance with Civil Code Sections 1941.1, *et seq.* and/or Health and Safety Code Sections 17920.3 and 17920.10
- The total costs do not accurately reflect the extent to which Tenant will benefit from the Specified Capital Improvement(s)
- There is inaccurate information in the Petition form or documentation
- The addition or modification:
 - Is not necessary to bring the Property or Covered Rental Unit into compliance, or to maintain compliance, with applicable building or housing codes
 - Does not primarily benefit the Tenant
 - Will not have a useful life of at least five (5) years

DISCLAIMER: Neither the Rental Housing Committee nor the City of Mountain View make any claims regarding the adequacy, validity, or legality of this document under State or Federal law. This document is not intended to provide legal advice. Please visit mountainview.gov/rentstabilization or call 650-903-6136 for further information

Basis for Requesting a Hearing (continued): *(select all that apply)*

- The addition or modification (continued):
 - Is not permanently fixed in place or relatively immobile
 - Could have been avoided by the Landlord's exercise of reasonable diligence in maintaining and making timely repairs after the Landlord knew or should reasonably have known the problem that caused the damage leading to the addition or modification
 - Was Landlord's personal appliance, furniture, or other inherited or borrowed item
 - Is an ordinary or routine repair, replacement, or maintenance
 - Is an over-improvement not approved by Tenant in writing or otherwise allowable under the CSFRA (see CSFRA Regs. Ch. 7 sec. C.b.(4))

I want the Rental Housing Committee to know:

Filing Instructions:

Once you have completed this form, please file a copy of the completed form with the City of Mountain View's Rent Stabilization Program via email (preferred method) to patricia.black@mountainview.gov or by mailing to 500 Castro Street, Mountain View, CA 94041.

Signature: _____

Print Name: _____

Date: _____

Signature: _____

Print Name: _____

Date: _____

This form is a Public Record and subject to the California Public Records Act (Government Code Section 6250, et seq.)

Este formulario está disponible en inglés y español. | 此表格有英文和中文版本