

Notice of Potential Base Rent Increase for Offset Petition for Utility Charges (Pre-filing Notice)

Date Notice Served to Tenant: _____

Dear Tenants of Unit _____,

I am filing a petition for an offset that states you have signed a utility pass through agreement through Ratio Utility Billing System (RUBS). The City has passed an Ordinance stating that these agreements are void as of October 31, 2018 (or the date of a decision on the petition). Once the petition filed is complete, you as the tenant will be sent a notice of complete petition at the address below. You will have 14 days to file a Response. You may submit challenges for consideration to the Rent Stabilization Program based on the following grounds:

- Pass through agreement was not signed by tenant
- Tenant did not pay the bills under the pass through agreement during period indicated on the petition submitted by the landlord
- Hearing Officer Decision or Voluntary Agreement that prohibited the pass through for this property completed before July 4, 2018
- Documents or signatures submitted by the landlord are not authentic or valid
- Petition or agreement incorrectly lists the number of bedrooms in the unit.

Tenant Petitions Regarding Pass Through (RUBS) Will Not Be Accepted from July 5, 2018 to October 31, 2018: During this time period, Rent Stabilization Program staff will delay acceptance of tenant petitions filed under improper pass through of RUBS until November 1, 2018.

Tenant Information

Property Address: _____ Unit: _____ San José, CA Zip Code: _____

Type of Offset Increase Requested: Water, Sewer, and/or Garbage Gas/Electricity

Tenant Name: _____ Phone: _____

Tenant Email (if known): _____

Landlord Information

Landlord Name: _____ Phone: _____

Landlord Email: _____

IMPORTANT: A copy of this notice must be submitted by the landlord to the Rent Stabilization Program at 200 E. Santa Clara St, San José, CA 95113 or RSP@sanjoseca.gov with subject line "Offset Petition Pre-filing – Property Address."

You may contact the Rent Stabilization Program with the City of San José Housing Department for more information or to request that notices be sent to you by email.

Si desea mas información, favor de llamar a Theresa Ramos al 408-975-4475.

Nếu quý vị cần biết thêm chi tiết, xin quý vị vui lòng liên lạc Viviane Nguyen, Đ.T. 408-975-4462.



Rent Stabilization Program
City of San José Housing Department
200 East Santa Clara St, 12th Floor, San José, CA 95113
408-975-4480 • www.sanjoseca.gov/rent • RSP@sanjoseca.gov

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