



City of San Leandro

Meeting Date: October 6, 2014

Staff Report

File Number: 14-398 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.E.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: Staff Report for a Resolution Approving the Annual Rent Review Program Evaluation for July 2013 - June 2014

SUMMARY AND RECOMMENDATIONS

The Rent Review Program is a useful resource for both landlords and tenants who seek information, facilitation, and compromise on proposed rent increases. The program is utilized by the community to provide a rent dispute forum for tenants and landlords and is applicable to multi-family residential properties of three (3) units or more as well as mobile homes if a tenant rents the mobile housing unit.

Staff recommends that the City Council review and approve the Annual Rent Review Program Evaluation for July 2013 through June 2014.

BACKGROUND

Title IV, Chapter 32, Article 5, section 4-32-500 of the City's Municipal Code requires that an annual review of the Rent Review Program be prepared by the Rent Review Board (Board) for the City Council. Since May 2001, the Rent Review Program has been an integral part of the City's comprehensive housing services. The Rent Review Program has proven to serve as a helpful resource for landlords and tenants that seek information and resolution regarding lawful and reasonable rent increases.

The Board consists of five (5) City Council-appointed positions. The Board composition includes: two (2) tenants, one (1) resident landlord, one (1) non-resident landlord, and one (1) homeowner representative. The resident landlord position was vacated in May 2013 and remains unfilled despite outreach efforts this past year to fill it.

ECHO Housing is a full service and nonprofit housing counseling organization that provides fair housing and tenant-landlord counseling services for the City. In FY 2013-14, due to the elimination of redevelopment agencies which necessitated staff reductions, the City

outsourced the Rent Review Program's administration to ECHO Housing. ECHO Housing staff was instrumental in processing the renters' rent review request applications, communicating with the landlords to obtain their rent review response forms, facilitating the Rent Review Board hearings, and educating both tenants and landlords about the City's Rent Review Ordinance. The City has contracted with ECHO Housing to administer the Rent Review Program through fiscal year 2014-2015 as part of the current two-year budget.

Summary of Facts

From July 2013 through June 2014, there were 37 tenant and 34 landlord inquiries for a total of 71 inquiries addressed by staff and ECHO Housing. See attached Landlord and Tenant Inquiries logs.

Two cases were heard by the Rent Review Board this year. The Board upheld the rent increase in one case, while the other case was mutually resolved prior to a scheduled Continuance Hearing.

A summary of the remaining cases follows:

- One case was dismissed due to legal matters in Civil Court.
- Three cases involved the landlords agreeing to properly re-notice their respective tenants.
- Seven cases involved the landlords agreeing to reduce the rent increase amount to close and resolve the cases rather than move forward with a rent review hearing.
- One case was mutually resolved prior to the scheduled hearing taking place.

Assessing the Effectiveness of the Rent Review Program

As part of the Rent Review Program Ordinance, the Board must assess the program's effectiveness each year. The current members of the Rent Review Board recommended evaluation of the City's Rent Review Board Ordinance specifically in regards to:

- 1) Including Ratio Utility Billing System (RUBS) charges as a form of a rent increase. RUBS are a recent trend whereby landlords subcontract out utility charges to a third party. When this occurs, utilities are no longer in one's rental charge, and a fee for utilities must be paid to a third party. Because the utility payment is no longer required to be paid by the tenant to the landlord, it is ineligible for consideration as a part of a rent increase.

City staff recommends the issue above be addressed under the current update to the City's Housing Element.

Previous Actions

The Rent Review Ordinance was adopted April 2001. The Municipal Code was amended in March 2002, October 2003, and July 2005.

Board/Commission Review and Actions

On July 29, 2014, the Rent Review Board unanimously approved the Annual Rent Review Program Evaluation and instructed City staff to forward the evaluation to City Council for review and approval.

ATTACHMENT

- Rent Review Program Evaluation for July 2013 - June 2014

PREPARED BY: Steve Hernandez, Housing Specialist II, Community Development Department



City of San Leandro

Meeting Date: October 6, 2014

Resolution - Council

File Number: 14-399

Agenda Section: CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Cynthia Battenberg
Community Development Director

FINANCE REVIEW: Not Applicable

TITLE: RESOLUTION Approving the Annual Rent Review Program Evaluation for July 2013 - June 2014 (reviews the program pursuant to San Leandro Municipal Code Section 4-32-500)

The City Council of the City of San Leandro does RESOLVE as follows:

That the Annual Rent Review Program Evaluation for July 2013 through June 2014 is hereby approved.

Annual Rent Review Program Evaluation (July 2013 – June 2014)

From July 2013 through June 2014, there were thirty-seven (37) tenant and thirty-four (34) landlord inquiries for a total of seventy-one (71) inquiries addressed by staff. See attached Landlord and Tenant Inquiries logs.

There were two (2) cases heard by the Rent Review Board (Board) this year. See attached “Monthly Status Report of Rent Review Activities”. Of the two (2) cases that were heard, the Board upheld the rent increase in one (1) case, while the other case was mutually resolved prior to a scheduled Continuance Hearing. Table 1 below is a summary of the number of cases reviewed by the Board since 2006.

Table 1: Rent Review Board (RRB) Case Summary

Period (June – May)	Cases
2006-2007	1
2007-2008	6
2008-2009	4
2009-2010	0
2010-2011	0
2011-2012	0
2012-2013	3
2013-2014	2

The remaining cases are as follows. One (1) case was dismissed due to legal matters in Civil Court. Three (3) cases involved the landlords agreeing to properly re-notice their respective tenants. Seven (7) cases involved the landlords agreeing to reduce the rent increase amount to \$75 to close and resolve the cases rather than move forward with a rent review hearing. One (1) case was mutually resolved prior to the scheduled hearing taking place.

ECHO Housing, a full service and nonprofit housing counseling organization that already provides fair housing and tenant-landlord counseling services for the City, administered the City’s Rent Review Program in fiscal year 2013-2014. ECHO Housing staff was instrumental in processing the renters’ rent review request applications, communicating with the landlords to obtain their rent review response forms, facilitating the rent review board hearings, and educating both tenants and landlords about the City’s Rent Review Ordinance. The City has contracted with ECHO Housing to administer the Rent Review Program through fiscal year 2014-2015.

While there has been an increase in the number of tenant and landlord inquiries compared to the 67 total inquiries last year, the average annual rents in the City remain the lowest among Alameda County cities. See Table 2 below.

Table 2: Rent Ranking for Cities in Alameda County

Rank	City	Average Rent*
1	Berkeley	\$2,799
2	Emeryville	\$2,473
3	Oakland	\$2,421
4	Dublin	\$2,279
5	Pleasanton	\$2,092
6	Newark	\$1,994
7	Fremont	\$1,959
8	Alameda	\$1,901
9	Union City	\$1,884
10	Livermore	\$1,730
11	Hayward	\$1,584
12	Castro Valley	\$1,504
13	San Leandro	\$1,366

*2nd Quarter of 2014

Source: RealFacts

Both the rental and vacancy trends are highlighted in Table 3 below. San Leandro's average rent (for all bedroom sizes) of \$1,366 in the second quarter of 2014 is more than a 12% increase from the average annual rent of \$1,216 in the first quarter of 2013. This is the first time the average rent level increased by double figures since the City began tracking the rental housing market trends in 2002. The 2.1% vacancy rate in San Leandro, meanwhile, is lower than last year's 2.6% rate.

Table 3: Rental Housing Market Trends in San Leandro

Year	Avg Rent	% Annual Change	Vacancy Rate
2002	\$1,090	-8.0%	4.2%
2003	\$1,054	-3.3%	4.6%
2004	\$1,011	-4.1%	4.6%
2005	\$1,011	0.0%	4.7%
2006	\$1,040	2.9%	3.6%
2007	\$1,090	4.8%	3.6%
2008	\$1,154	5.9%	3.1%
2009	\$1,106	-4.2%	5.4%
2010	\$1,086	-1.8%	4.1%

2011	\$1,123	3.4%	2.6%
2012	\$1,189	5.9%	3.0%
2013	\$1,216	2.3%	2.6%
2014*	\$1,366	12.3%	2.1%

*2nd Quarter of 2014
 Source: RealFacts

Table 4 below reflects the average rent for each bedroom size in San Leandro during second quarter (April through June) of 2014. In comparison to the average rent levels for the entire 2013 calendar year, the rents increased for studios, 1bedroom/1bath, and 2bedroom/1bath and 2bedroom/2baths units. Average rent comparison for 3bedroom/2bath is not available.

Table 4: Average Asking Rent in San Leandro

Unit Size	2013	2014*	% Change
studio	\$999	\$1,033	3.4%
1bd 1bth	\$1,144	\$1,229	7.4%
2bd 1bth	\$1,312	\$1,374	4.7%
2bd 2bth	\$1,546	\$1,619	4.7%
3bd 2bth	\$1,250	unavailable	-

*2nd Quarter of 2014
 Source: RealFacts

Assessing the effectiveness of the Rent Review Program

The current members of the Rent Review Board recommended evaluation of the City's Rent Review Board Ordinance specifically in regards to:

- 1) Include Ratio Utility Billing System (RUBS) charges as form of a rent increase. RUBS are a recent trend whereby landlords subcontract out utility charges to a third party. When this occurs, utilities are no longer in one's rental charge, and a fee for utilities must be paid to a third party. Because the utility payment is no longer required to be paid by the tenant to the landlord, it is ineligible for consideration as a part of a rent increase.

City staff recommends the issue above be addressed under the current update to the City's Housing Element.

Monthly Status Report of Rent Review Activities-
For period July 1, 2013 – June 30, 2014

Community Development Department
Housing Services Division

- Ms. Taylor's Rent Review Board Case (RRB2013-001) was dismissed due to legal matters between Mr. Taylor and Woodchase Management which are currently being heard in Civil Court.
- Mr. Tegegne's Rent Review Board Case (RRB2013-002) went before the Rent Review Board on February 25, 2014. The \$100 rent increase was upheld.
- Mr. Elmuborak's Rent Review Board Case (RRB2013-003) went before the Rent Review Board on March 25, 2014. Before a Continuance Hearing was held, it was determined that the tenant and landlord did in fact agree to a mutual satisfactory resolution of a \$100 rent increase. This RRB case, therefore, has been closed/resolved.
- Mr. Moreno's Rent Review Board Case (RRB2013-004) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Yudit Garcia's Rent Review Board Case (RRB2013-005) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Whitlock's Rent Review Board Case (RRB2013-006) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Clark's Rent Review Board Case (RRB2013-007) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Jeanine Garcia's Rent Review Board Case (RRB2013-008) was closed/resolved. Landlord agreed to re-notice with a \$75 rent increase.
- Ms. Boykin-Price Rent Review Board Case (RRB2013-009) is in progress. ECHO Housing staff contacted the landlord regarding the rent increase effective May 1, 2014. Landlord agreed to properly re-notice tenant.
- Ms. Shanwell Saad Rent Review Board Case (RRB2013-010) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Susan West Rent Review Board Case (RRB2013-011) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Juanita Parker Rent Review Board Case (RRB2013-012) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Mr. Brahim Tbaili Rent Review Board Case (RRB2013-013) was closed/resolved. Landlord agreed to a \$75 rent increase.
- Ms. Lisa Grays Rent Review Board Case (RRB2013-014) was closed/resolved prior to a June 24, 2014 Rent Review Board hearing.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

	Date	Type	Name	Address	Phone #	Inquiry/Request/Complaint	Staff Action(s) / Outcome
*	Monday, 07/01/13	Caller	Jean?		415-637-2031	Rent Raise in San Leandro.	Informed landlord that Rent Increase Ordinance (RRB) does not apply to single-family homes rental properties
	Thursday, 07/11/13	Caller	Mr. Barker		510-839-0444	SL has rent control for housing?	Explained Rent Increase Ordinance. Wanted to know whether San Leandro has a legally binding policy.
*	Monday, 07/15/13	Caller	Mingkin Yuen		415-589-9832	What is the maximum he can increase the rent for the house?	Informed Mr. Yuen that Rent Increase Ordinance (RRB) does not apply to single-family homes rental properties. Emphasized noticing laws.
*	Friday, 08/23/13	Caller	Bob Randall		510-507-2741	Landlord. Inquired about Rent Increase Ordinance on duplex.	Informed Bob about Rent Increase Ordinance (RRB). Per CAO, Rent Increase Ordinance does not apply to Bob's client's rental property.
*	Tuesday, 08/27/13	Caller	Hoseto		510-693-1952	Rent Control in San Leandro?	Left VM 8/27. Rent Increase Ordinance, not rent control
*	Wednesday, 08/28/13	Caller	Joe		510-415-5122	Rent Increase Ordinance. Apply to 1 house, 2 units.	Informed Joe that Rent Increase Ordinance (RRB) does not apply to duplexes.
*	Thursday, 09/12/13	Caller	Janet Stewart		925-848-5695	Landlord. Rent Increase Ordinance applies only to affordable housing?	In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682.
	Monday, 10/14/13	Caller	Raquel Flores		510-209-5417	15525 Liberty Street #203, San Leandro, CA 94578. 9.5% = \$144 rent increase.	In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682.
	Thursday, 10/24/13	Caller	Susana Ralda	1572 Mono Avenue #12 San Leandro, CA 94578		\$65 rent increase. Annual rent increase	Informed Ms. Ralda that Management is complying with Rent Increase Ordinance.
	Thursday, 11/7/13	Caller	Jeff Merrifield	10150 increase is for \$100 4-plex	408-849-5333	Hearing process. 4-plex kae enterprises. 157 Cherrywood Avenue.	Decided that \$100 rent increase is reasonable.
	Tuesday, 11/12/13	Caller	William Brainerd	14665 Washington Avenue #15 San Leandro, CA 94578-4229 Eden Roc Apartments -	510-895-9675	Rent increase of \$75. Inquired about another rent increase in 6-months.	Informed Mr. Brainerd that Management is complying with Rent Increase Ordinance.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

	Tuesday, 11/19/13	Walk-in	Michael Strawther	592 Lewis Avenue	832-392-5491	Rental increase in a single-family home.	Informed Mr. Strawther that Rent Increase Ordinance (RRB) does not apply to single-family homes.
	Wednesday, 11/20/13	Caller	Brasil	Woodside Apartments -235 Haas Avenue	510-712-3902	\$145 rent increase.	Explained Rent Increase Ordinance. Brasil stated that he will be moving out rather than request a RRB hearing.
	Wednesday, 11/27/13	Caller	did not provide	120 Stoakes Avenue San Leandro, CA 94577	did not provide	Received \$55 rent increase	Explained that \$55 rent increase is within Rent Increase Ordinance.
	Monday, 12/09/13	Caller	Leo T. West	755 Fargo Avenue San Leandro	510-357-0358	Inquired about Rent Increase Ordinance (RRB); Rent increase is \$150	Left VM 12/9
	Thursday, 12/12/13	Caller	Charles Tharp		510-586-9823	Rent Increase of \$70 effective January.	Explained to Mr. Tharp that rent cncrase does not meet the Rent Increase Ordinance thresholds.
	Monday, 12/16/13	Caller	Ruth	65 Thornton Street		\$145 rent increase.	Ruth contacted the City beyond the 15-day window. Explained to Ruth that her case is ineligible for a rent review board hearing.
*	Friday, 01/03/14	Caller	Did not provide		did not provide	Landlord inquiring about Rent Increase Ordinance.	Landlord rents a duplex which is exempt from the Rent Increase Ordinance.
*	Monday, 01/06/14	Caller	Dale Parris		510-798-4186	How much rental increase is permitted?	Single-family home. Rent Increase Ordinance does not apply.
*	Wednesday, 01/08/14	Caller	Leonard		510-489-1804	How much rental increase is permitted?	Single-family home. Rent Increase Ordinance does not apply.
*	Wednesday, 01/08/14	Caller	Did not provide		925-372-5832	How much rental increase is permitted?	Single-family home. Rent Increase Ordinance does not apply.
*	Thursday, 01/09/14	Caller	Sarah		925-786-4444	6-plex in San Leandro	Inquired about rent increase ordinance and overcrowding (13 people in a 2-bedroom).
*	Tuesday, 01/14/14	Caller	Ms. Peterson		415-608-6807	How much rental increase is permitted?	Single-family home. Rent Increase Ordinance does not apply. Needs to coordinate with Housing Authority because of Section 8 renter.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

*	Thursday, 01/23/14	Caller / Walkin	Arthur Topee		510-912-8636	Rent Increase. How many in a year?	Marina Breeze. Will come in 1/28/14 at 11am
*	Thursday, 01/23/14	Caller	Jacqueline		510-276-5271	Required notice for any rent increase	In San Lorenzo. Referred to Alameda County Rent Review Program. (510) 670-6682.
*	Friday, 01/24/14	Caller	Richard Rodriguez		281-650-1482	Rent Increase.	Single-family home. Rent Increase Ordinance does not apply.
*	Monday, 01/27/14	Caller	Christine		925-487-7005	Landlord owns a duplex and a house. What is rent control in San Leandro?	Duplex and a Single-family home. Rent Increase Ordinance does not apply.
	Tuesday, 01/28/14	Caller	William Brainerd	14665 Washington Avenue #15 San Leandro, CA 94578-4229 Eden Roc Apartments -	510-895-9675	Renter has received 2 rental increases in a 12-month period.	Contacted landlord. Landlord confirmed that 2nd rental increase will be reversed.
*	Wednesday, 01/29/14	Caller	Joe Brignole		510-653-5466	Allowable Rental Increase.	Single-family home. Rent Increase Ordinance does not apply.
	Thursday, 01/30/14	Walk-In	Deyanira Fonseca	1530 164th Avenue #209 San Leandro, CA	did not provide	Inquired about 2 rental increases in a 12-month period.	Explained to Ms. Fonseca that she has not received 2 rental increases in a 12-month period. In the Unincorporated San Leandro.
*	Friday, 01/31/14	Caller	Larry Velasco		510-200-3499	Rental property owner	Single-family home and duplex. Rent Increase Ordinance does not apply.
*	Monday, 02/03/14	Caller	Jeannie Wong		650-854-0489	Rents out a condo 6-years on Washington Avenue (K-Mart).	Condo. Rent Increase Ordinance does not apply.
*	Wednesday, 02/05/14	Caller	Christine Silva		510-247-3141	4-bedroom home. Landlord wants to raise rent.	Single-family home. Rent Increase Ordinance does not apply.
	Thursday, 02/06/14	Walk-In	Anteneh Tegegne	179 Haas Avenue #2 San Leandro, CA 94577	510-927-5242	\$100 rent increase.	2/25/14 Rent Review Board Hearing. \$100 rent increase upheld.
	Friday, 02/07/14	Walk-In	Kathy Harris	14665 Washington Avenue #72 San Leandro, CA 94578-4229 Eden Roc Apartments -		2 rental increases in a 12-month period. \$40 in October 2013 and \$50 effective April 2014.	Contacted landlord. Landlord confirmed that 2nd rental increase will be reversed.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

*	Wednesday, 02/19/14	Caller	Did not provide	Did not provide	did not provide	Landlord rents a single-family home, and wants to raise the rent.	Single-family home. Rent Increase Ordinance does not apply.
*	Monday, 02/24/14	Caller	Sandy Lyle		650-344-8778	Rents a 12-unit apartment complex	Provided landlord with City required notice informing tenants regarding City's Rent Increase Ordinance.
*	Monday, 02/24/14	Caller	Did not provide		did not provide	Landlord of 5-unit apartment complex. Inquired about the maximum amount allowed for a rent increase.	Explained landlord about City's Rent Increase Ordinance.
	Thursday, 02/27/14	Caller	Isiah Johnson	2181 East 14th Street	did not provide	\$90 rent increase.	Mr. Johnson will speak with management first.
*	Thursday, 02/27/14	Caller	Mila		510-769-0700	Property in San Leandro. Rent Increase.	Single-family home. Rent Increase Ordinance does not apply.
	Thursday, 02/28/14	Walk-In	Abdalmuhsin Elmuborak	2777 Marina Blvd. #26 San Leandro, CA 94577	510-394-7676	\$100 rent increase	3/25 RRB Hearing held. Tenant and landlord agreed to \$100 rent increase.
	Monday, 03/03/14	Walk-In	Jesus Moreno	1767 Clarke Street #B San Leandro, CA 94577	510-220-1483	\$400 rent increase	Landlord agreed to re-notice tenant.
	Tuesday, 03/04/14	Caller	Mrs. Laura Clark	13885 Doolittle Drive #126 San Leandro, CA 94577	510-969-7055	\$100 Rent increase.	Landlord agreed to re-notice with \$75 rent increase.
*	Wednesday, 03/05/14	Caller	Luis Torres		925-289-2484	Landlord of a duplex.	Duplex units. Rent Increase Ordinance does not apply.
	Wednesday, 03/05/14	Caller	Gloria Frasier	Quail Run Apartments 1511 163rd Avenue San Leandro, CA 94578	510-837-2462	Rent control in San Leandro? \$65 rent increase	In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682.
	Monday, 03/10/14	Walk-In	Yudit Garcia	1767 Clarke Street #A San Leandro, CA 94577	510-927-0920	\$200 rent increase.	Landlord agreed to re-notice tenant.
	Monday, 03/10/14	Caller	Trese Whitlock	1625 Orchard Avenue #J San Leandro, CA	510-682-6290	1625 Orchard Avenue. \$100 rent increase.	Landlord agreed to re-notice with \$75 rent increase.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

	Tuesday, 03/11/14	Walk-In	Jeanine Garcia	1625 Orchard Avenue #E San Leandro, CA	510-483-2396	1625 Orchard Avenue. \$125 rent increase.	Landlord agreed to re-notice with \$75 rent increase.
	Tuesday, 03/11/14	Walk-In	Did not provide	15682 Hebron Court San Leandro, CA	did not provide	Single-family home.	Single-family home. Rent Increase Ordinance does not apply.
	Wednesday, 03/12/14	Walk-In	Deborah Boykin-Price	1767 Clarke Street #C San Leandro, CA 94577	510-246-5483	\$100 rent increase.	Landlord agreed to re-notice tenant.
*	Thursday, 03/13/14	Caller	Jay Spencer	jayspencer29@yahoo.com	510-512-4642	Rent Review Hearing. Form to enforce a rent increase.	Referred to ECHO Housing (510-581-9380)
	Friday, 03/14/14	Caller	Andrew Bouchard		510-357-8872	Rent Review Hearing request form.	Rent increase of \$65 does not meet Rent Increase Ordinance threshold.
	Friday, 03/14/14	Caller	Nate Easley	77 Estabrook Street #134 San Leandro, CA 94577	510-969-8922	Rent increase questions. \$200 bucks a month.	Did not seem interested in Rent Review process.
	Monday, 03/17/14	Caller	Mariana Ryan		510-912-1078	Renting out a condo. Given a \$150 rent increase.	Condo-rental. Rent Increase Ordinance does not apply.
*	Wednesday, 03/19/14	Caller	Kerry		925-254-9096	Landlord inquiring about City's Rent Increase Ordinance	Explained Rent Increase Ordinance.
*	Tuesday, 04/01/14	Caller	Joey	3-bedroom resident. Unincorporated.	510-827-2510	Rent Adjustment Board	In unincorporated San Leandro. Referred to Alameda County Rent Review Program. (510) 670-6682.
	Thursday, 04/24/14	Fax	Shanwell Saad	107 Haas Avenue San Leandro, CA 94577	510-875-5172	\$100 Rent Increase	Landlord and Tenant agree to a \$75 rent increase.
	Tuesday, 04/29/14	Caller	Juanita Parker	1492 Bancroft Avenue San Leandro, CA 94577	510-393-2144	\$85 rent increase. Will look for last year's rent increase notice.	Landlord and Tenant agree to a \$75 rent increase.
*	Thursday, 05/01/14	Caller	Tom Wilbur		925-640-1502	Landlord of a single-family home rental unit	Single-family home. Rent Increase Ordinance does not apply.

Tenant Inquiries July 2013 – June 2014

*Landlord Inquiries

	Friday, 05/02/14	Caller	Michael Augirre	single-family home	510-798-3004	Rent Increase \$180 a month. Increase Security Deposit by \$360. Already paid \$3600 security deposit.	Single-family home. Rent Increase Ordinance does not apply.
*	Friday, 05/02/14	Caller	Ray		510-843-8007	Rent Control for single-family home. Landlord.	Single-family home. Rent Increase Ordinance does not apply.
	Friday, 05/02/14	Caller	Brahim Tbailli	740 Fargo Avenue #8 San Leandro, CA 94579	510-759-6261	\$125 rent increase	Landlord and Tenant agree to a \$100 rent increase instead of the \$125 rent increase.
	Monday, 05/05/14	Mail	Yuko Sakaguchi	13885 Doolittle Drive #121	510-427-4571	\$110 rent increase at Marina Breeze Apartments	Ineligible. Renter contacted City after 15-day window
	Tuesday, 5/06/14	Caller	Ralph Chambers	1399 Pacific Avenue #309 San Leandro, CA	510-560-6092	Looking for rent review request form.	Contact number is disconnected.
	Wednesday, 05/07/14	Caller	Carolyn Sellman	13949 Doolittle Drive Marina Breeze Apartments	510-410-5554	\$210 rent increase	Submitted RRB request form. Ineligible. Renter contacted the City after 15-day window.
	Wednesday, 05/07/14	Mail	Susan West	1488 Bancroft Avenue San Leandro, CA 94577	510-381-5944	\$115 rent increase. Submitted RRB Request Form.	Landlord agreed to reduce rent increase amount to \$75.
	Friday, 05/30/14	Caller	Darryl Smith		323-369-6864	Rent control	\$75 rent increase. Not eligible for a rent review.
*	Wednesday, 06/04/14	Caller	Joanne		510-918-2404	Questions about rent increase. Landlord.	Single-family home. Rent Increase Ordinance does not apply.
*	Tuesday, 06/10/14	Caller	did not state		did not state	Landlord of single-family house	Single-family home. Rent Increase Ordinance does not apply.
	Friday, 06/20/14	Caller	Eleanor		650-678-5961	Question about rent increases.	Single-family home. Rent Increase Ordinance does not apply.
*	Friday, 06/27/14	Caller	Bob Randall		510-507-2741	Question about Rent Review Program. Selling Duplex.	Duplex exempt from Rent Increase Ordinance.