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TENANT – ATTACHMENT A

Tenant Petition for a Reduction of Rent

TENANT NAME(S): _____ DATE: _____

OVERVIEW

A tenant residing in a rental unit subject to rent control under the Rent Stabilization Ordinance, Antioch Municipal Code ("AMC") § 1-1.01 *et seq.*, may file this form (attached to the Tenant Cover Form) with the Rent Program to request a reduction of rent because the rent was and/or is in excess of the amount permitted by the Rent Stabilization Ordinance due to one or more of the grounds set forth below. A hearing officer will determine whether the identified grounds exist and warrant a reduction of rent, the maximum amount of rent permitted by the Rent Stabilization Ordinance, and the amount of overcharge paid by the Tenant, if any. The Hearing Officer may grant relief as authorized by the Rent Stabilization Ordinance.

REQUIRED DOCUMENTATION

This form must be submitted with a Tenant Cover Form. Please attach copies, as available, of your lease or rental agreement, notices of rent increases, canceled checks, rent receipts, building inspection reports, or other evidence to support your claim for a reduction in rent. If these documents are unavailable, please explain. If any documentation contains sensitive personal information, please redact the information and have an unredacted copy available for inspection if requested by the City or Hearing Officer.

GROUND FOR RENT REDUCTION (Check all that apply):

Rent amount increase in excess of maximum amount authorized

Rent amount increase less than 12 months after last rent increase

Reduction in services or amenities

A reduction in housing services means that the landlord has taken away or failed to continue providing a service that used to be provided to the tenant, such as no longer allowing pets, failing to provide landscaping or gardening services, etc. A reduction in amenities means that certain amenities, such as parking, a workout facility, or a pool, are no longer provided to the tenant.

Reduction in living space or number of occupants

A reduction in living space means that a room or other part of the rental unit that used to be available for the tenant's use is no longer available to the tenant. A reduction in the number of occupants means

Substantial deterioration of the property

A substantial deterioration of the property includes a carpet that needs replacing, a leaking roof, broken windows or doors, etc.

Landlord's failure to comply with applicable housing, health and safety codes

If you have a report from a building inspector indicating the landlord is not in compliance with applicable codes, please attach a copy of the report.

1. Please fill out the following table for each rent increase beginning two years from the date this request is filed with the Rent Program or the date the tenancy started, whichever is later. Attach additional sheets if needed.

Rent Increase Effective Date	Rent Amount Before Increase	Increase Amount	Increase Percentage	Rent Amount After Increase
	\$	\$	%	\$
	\$	\$	%	\$

2. Please complete the sections below to explain the issue in detail (e.g. concern about a rent increase, the heater does not work, the stove/oven does not work, a window is broken or the roof leaks, onsite laundry facilities are no longer working/available, you are no longer allowed to use an onsite parking space, etc.). For each problem, describe how it impaired your use of and benefit from the unit. Add additional pages if needed.

2A. Date problem began

2B. Date you notified the landlord

2C. Date repairs completed (if applicable)

2D: Describe the problem.

2E: How were you affected?