

SANTA MONICA RENT CONTROL BOARD

1685 Main Street, Santa Monica, CA 90401

(310) 458-8751

www.smgov.net/rentcontrol

NOTICE TO LANDLORD TO REPAIR OR RESTORE SERVICES

Intent To File Petition For Rent Decrease

[Regulation 4003(c)]

To: _____,
(Landlord)

I intend to seek a decrease in my rent for unit # _____ at

_____, by filing a **Petition for Rent**
(street address)

Decrease with the Rent Control Board unless the conditions checked below are corrected or restored within 30 days.

Maintenance-Related Conditions

[Regulation 4200(d)]

Place an X in the blank to the left of the condition and specify in the space below the item where the problem exists.

- _____ 1. Serious infestation of insects or rodents
- _____ 2. Substantial holes in floors, walls, or ceilings
- _____ 3. Damaged wall or ceiling surface, including paint, wallpaper, plaster, drywall, or wood trim
- _____ 4. Water leakage through roof, windows, doors, walls, or ceiling
- _____ 5. Damaged or missing waterproofing or weather protection
- _____ 6. Defective plumbing, drains, sewage system, toilet facilities, sinks, showers, bathtubs, or plumbing fixtures
- _____ 7. Loss of or insufficient hot water or water supply
- _____ 8. Inoperative or damaged heating system or air conditioning
- _____ 9. Unsafe or inoperative electrical wiring, outlets, or fixtures

- _____ 10. Damaged window or door, including locks
- _____ 11. Damaged or missing window screen or screen door
- _____ 12. Damaged or missing window coverings, including drapes, curtains, shades or blinds
- _____ 13. Damaged or missing floor coverings, including carpets, carpet padding, hardwood, laminate, tile, linoleum, or vinyl
- _____ 14. Defective or inoperative appliance
- _____ 15. Broken fan or vent
- _____ 16. Deteriorated countertops
- _____ 17. Damaged or missing tile
- _____ 18. Damaged or missing caulking, grout
- _____ 19. Deteriorated or broken cabinets or drawers
- _____ 20. Broken or missing smoke detector, carbon monoxide detector, fire extinguisher, or fire sprinklers
- _____ 21. Defective or inoperative elevator
- _____ 22. Deteriorated porches, walkways, stairs, or railings
- _____ 23. Accumulation of garbage, debris or other inappropriate materials in common areas
- _____ 24. Broken or defective intercom
- _____ 25. Damaged or missing mailbox
- _____ 26. Inoperative or missing exterior lights
- _____ 27. Other [Regulation 4200(b)]: _____

Lost or Reduced Housing Services [Reg. 4200(f)]

_____	1. Parking
_____	2. Storage
_____	3. Furniture
_____	4. Laundry facilities
_____	5. Security gates, doors and fencing
_____	6. Recreational facilities
_____	7. Yards, patio, balconies, play areas
_____	8. Landscaping
_____	9. Gardening or yard care services
_____	10. Management services, including on-site management
_____	11. Number of occupants (see Regulation 4200(i) for calculation of decrease)
_____	12. Other [Regulation 4200(b)]: _____

If correcting the above maintenance conditions or restoring the above housing services requires access to my unit, please notify me in a timely manner so arrangements can be made.

If these conditions are not corrected or services not restored within thirty (30) days from the date of this Notice, I intend to file a Petition for Rent Decrease with the Santa Monica Rent Control Board.

signature of tenant

date