



# RENT CONTROL NEWS

## Measure RR: Written Warning Requirement

**W**ith the passage of Measure RR in November 2010, Santa Monica voters adopted three significant changes to the City Charter: “just cause” eviction protections were extended to Santa Monica tenants in most non-rent-controlled units on multi-unit residential rental properties; eviction protections were expanded for seniors, disabled, and terminally ill tenants; and, the requirement that a written warning be served on tenants prior to landlords initiating certain just cause eviction actions was added.

The written warning now required by the Rent Control Law applies only to specific grounds for eviction, such as committing a breach of a term of one’s rental agreement, committing a nuisance, or refusing to grant the

landlord reasonable access to one’s unit. The written warning is to be served on a tenant a reasonable amount of time before and in addition to the “three-day notice to perform or quit” required by State law. The written warning is intended to give a tenant a chance to correct the problem and avoid eviction. This requirement also applies to most non-rent-controlled units on multi-unit residential rental properties.

After discussions with both tenant and owner advocacy groups regarding common problems associated with evictions, Rent Control staff arrived at the following guidelines to assist in determining how much warning time is reasonable depending on the issue in question. These guidelines take into

account the severity of the problem, the effect on others, and the time necessary to correct possible violations.

Ultimately, of course, the courts will determine what constitutes a reasonable warning depending on the specific facts of a case. For additional information, as well as examples of what might constitute a breach or nuisance, please read our information sheet, “Guidelines for Determination of a Reasonable Opportunity to Correct a Breach or Nuisance,” which is available both online at [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol) and at Rent Control’s office in City Hall.

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## Vacancy Unit Registration Form Now Online

What happens about 3,000 times a year in Santa Monica? The answer: a new tenancy begins in a rent-controlled unit. Owners are required to register each of these new tenancies with the Rent Control Board on a form called a Vacancy Unit Registration form.

The form lets us know when the tenant moved in, the new Maximum Allowable Rent (MAR) and whether parking is included in the rent. Until recently, owners had to obtain the 3-part registration form from Rent Control. Owners may now opt to download the form

from our website at [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol). Much of the form can be filled out online using your keyboard, but because the Rent Control Law requires a statement signed under penalty of perjury, owners must still sign and mail or bring in the completed form.

Offering this frequently used form online should make it even easier for owners to comply with the registration requirement. ♦



### SANTA MONICA RENT CONTROL BOARD

1685 Main Street, Room 202, Santa Monica, CA 90401

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**This document is available in alternate format upon request.**

# New Affordable Housing List for 2014

Community Corporation of Santa Monica (CCSM) is a non-profit organization that provides affordable housing to tenants with limited incomes. CCSM selects many of its tenants from a list of qualified candidates and creates a new list every year. Anyone on the 2013 list who wishes to continue to be considered for CCSM housing must reapply to be on the 2014 list. To get on the 2014 list:

1

**Pick up an appointment card from CCSM** at 502 Colorado Ave., Community Room, in Santa Monica, on any of the following dates:

December 2–5, 2013: 8 am to 5 pm  
 December 9–12, 2013: 8 am to 5 pm  
 December 16–19, 2013: 8 am to 5 pm  
 December 23 & 26, 2013: 8 am to 5 pm  
 December 30, 2013: 8 am to 5 pm  
 December 6, 20, 24 & 31, 2013: 8 am to 12 noon



**Attend the mandatory seminar indicated on your appointment card (January 2–28, 2014).** CCSM representatives will help applicants complete a required questionnaire. You will not be allowed to attend the seminar without an appointment card. Please call CCSM for information if you do not have an appointment.



CCSM will notify qualified applicants when vacancies become available that match a household's size and income level. For more information, call CCSM at (310) 394-8487 or visit [www.communitycorp.org](http://www.communitycorp.org). ♦

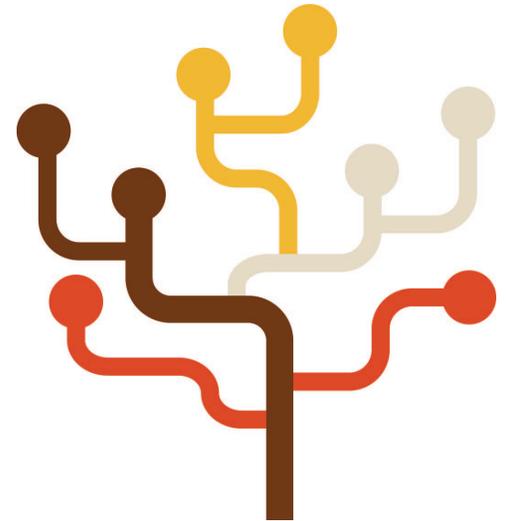
## Recycling in Multi-family Complexes

The State of California requires all multi-family dwellings of 5 or more units to provide access to recycling. The City of Santa Monica is working with numerous multi-family complexes to ensure that they are in compliance with the law, which became effective in July 2012.

To make achieving this goal easier, the City provides free recycling containers (95- and 300-gallon) to residents. Don't have room for another container on site? Check down the alley to see if your area participates in shared recycling. There are numerous large 300-gallon blue containers located throughout alleys within the City of Santa Monica that are available for multiple buildings to share.

If you live in a building with 5 or more units and do not have a recycling opportunity at your location or would like to receive more information, please contact the Resource Recovery and Recycling Division at the phone number below with any questions or concerns you may have.

For more information about the City's various recycling programs, or for simple waste reduction tips, visit [www.smgov.net/r3](http://www.smgov.net/r3). You can also call the Resource Recovery and Recycling Division at (310) 458-2223. We can each do our part to help Santa Monica reach our Zero Waste goals. ♦



## Electronic Communications Sign-Up

In keeping with the goals of a sustainable Santa Monica, the Rent Control Agency will be giving people who receive communications from the Agency the option of having future communications that are available electronically delivered via email. To sign up to receive Rent Control communications electronically, go to Rent Control's website at [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol). Once there, click on the link "Electronic Communications Sign-Up", under Quicklinks on Rent Control's home page, to access a sign-up form. ♦



Website: [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol)



Telephone: (310) 458-8751



Email: [rentcontrol@smgov.net](mailto:rentcontrol@smgov.net)



[www.facebook.com/santamonicarentcontrol](http://www.facebook.com/santamonicarentcontrol)



## Don't Go Through the Winter Without Heat

Measurable snowfall has occurred in the Los Angeles basin only three times since California became a state, but it doesn't mean Santa Monica doesn't get cold during the winter months. That's why, under the City's building code, units must have working heaters. Heating systems must be able to raise the temperature to 68° F measured at three feet above the floor. To make sure you aren't shivering this winter, consider the following advice.

Clean your heater by dusting or vacuuming out any debris that may have accumulated.

If you are a tenant and you don't have a working heater, you should let the owner know in writing and keep a copy of the letter. The owner should address the issue in a timely manner. If he or she doesn't, you may contact the Code Compliance division of the City and ask that a compliance officer inspect the unit. You may also file a decrease petition with Rent Control to have the rent reduced until the heater is repaired. Act now. These procedures take time and cold weather will be here soon. ♦

**If you have a gas heater, check that the pilot light is still on. If not, contact Southern California Gas Company at 877-238-0092 to schedule an appointment.**



## Written Warning Requirement

(Continued from Page 1)

Typical Problem or Condition	Recommended Warning Period
Immediate hazard to health or safety	24 Hours
Behavior that causes a disturbance to neighbors	3 Days
Risk of damage to owner's or neighbor's property	7 Days
Violation of the lease that does not cause a disturbance to neighbors or affect the health or safety of other residents	14 Days

## 2014 Rent Control Seminars

Four annual Rent Control tenant/owner seminars will be held at the usual spring, summer, and fall intervals. The seminars are tentatively scheduled for the dates indicated below. Check our website at [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol) or our Facebook page at [www.facebook.com/santamonica-rentcontrol](http://www.facebook.com/santamonica-rentcontrol) for calendar updates.

**All seminars are held at:**  
 Santa Monica Main Public Library  
 601 Santa Monica Blvd.  
 Multipurpose Room, 2nd Floor  
**Please register for any seminar you would like to attend.** Call (310) 458-8751 or send an email to [rentcontrol@smgov.net](mailto:rentcontrol@smgov.net).

March 4<sup>th</sup>, Tuesday 9:30 am – noon  
**Owning Rental Property in Santa Monica**  
 This seminar is designed specifically for owners and managers and includes the basics of the Santa Monica Rent Control Law. Topics include rents, housing services, maintenance, eviction limitations, restrictions on change of use, and services available at the Rent Control office.

May 6<sup>th</sup>, Tuesday 6:30 pm – 9 pm  
**Tenant Seminar**  
 This seminar is designed specifically for tenants. Learn what services are available through the Rent Control office such as how rent and housing services are defined, the eviction protections under the law, and what remedies are available for issues related to rents, amenities, and maintenance.

July 8<sup>th</sup>, Tuesday 6:30 pm – 9 pm  
**Calculating the Annual Rent Increase**  
 Designed for owners and managers — A quick overview of how to calculate and notice the 2014 general adjustment and surcharges. One-on-one assistance is available to help calculate and complete rent increase notices.

October 14<sup>th</sup>, Tuesday 9:30 am – noon  
**Rental Property Maintenance Seminar**  
 Presented with the City's Code Compliance Division staff, this seminar addresses what types of maintenance and repairs are required, how and where to file a complaint, temporary relocation of tenants during certain types of repairs, and issues related to habitability, plumbing and painting. Tenants, owners, and managers are welcome.

**RENT CONTROL OFFICE HOURS**  
 Rent Control is closed every other Friday.  
 Please call before coming to be sure  
 it's a Friday we're open.  
 Public Counter: 8:00 am—4:30 pm  
 Information by Phone: (310) 458-8751  
 Monday through Thursday, 7:30 am—5:30 pm  
 On alternate Fridays, 8:00 am—5:00 pm



**LOOK INSIDE**  
 for important information  
 about your rent



**Rent Control Board**  
 1685 Main Street, Room 202  
 Santa Monica, CA 90401  


Printed on recycled paper with soy ink. 



Your Maximum  
 Allowable Rent is:  
 Plus Surcharges

**INSIDE THE FALL 2013 ISSUE**

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- » *2014 Affordable Housing List*
- » *Downordable New Tenancy*
- » *Registration Forms*
- » *And More!*

Each July, owners receive a report listing the MARs that are listed in Rent Control's records for every rental unit on their property or properties. If at any other time you would like the MAR information in our records, you can come by Rent Control's City Hall Office, call us at (310) 458-8751, or use the "Look Up A Rent" feature on our homepage at [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol).

**OWNERS**

The amount shown in the circle at left is the MAR (Maximum Allowable Rent) for your unit, per Rent Control records. The legal rent for your unit is the MAR plus allowable surcharges. Surcharges typically add \$13 to \$60 (more for condos) to your rent. If you have questions about your MAR, allowable surcharges, or any Rent Control topic, please call an Information Analyst at (310) 458-8751.

**TENANTS**

Presorted  
 First Class Mail  
 U.S. Postage Paid  
 Santa Monica, CA  
 Permit No. 128