

CHANGES TO RENT STABILIZATION ORDINANCE

CHANGE	CURRENT LAW	LUNAPARRA PROPOSAL	CITIZENS INITIATIVE
Golden Duplexes	Certain on site owners are exempt from rent control & eviction protections	Upon next sale of parcel, Golden Duplex exemption would be eradicated	All on site duplex owners are exempt from rent control and eviction protections
Evictions for Nonpayment of Rent	Can give a 3 day notice to Evict when there is any unpaid amount of rent	Cannot give a 3 day notice until the tenant is in arrears one month of fair market rent	Cannot give a 3 day notice until tenant is in arrears at least one month of current rent
Termination of Tenancy at Lease Renewal	If tenant does not renew lease, they must terminate the tenancy and move out.	If tenant does not renew lease, they can stay without communicating or confirming plans with owner	Owner must give tenant at least 60 days' notice of opportunity to renew lease
Tenant Right To Organize	Tenants may organize and confer with the owner on housing services	If at least 50% of tenants agree, may organize as a Union, make owner come to table to negotiate. Rent Board has authority to oversee and adjudicate matters	If at least 2/3 of tenants agree, may organize as a Union and owner must in good faith, come to table to negotiate
Maximum Rent Increases Under Rent Control	65% of CPI with a max cap of 7% at any given time	65% of CPI with a max cap of 3% at any given time	65% of CPI with a max cap of 7.1% at any given time

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Owners Who Rent a Room to a Tenant	Owners who share a kitchen/bath with tenant exempt from rent control & eviction protections	Exemptions from rent control & eviction protections would only apply if owner lived there at beginning of tenancy	Not addressed
Rent Board Registration & Compliance	Owner can collect rent if out of compliance with Rent Board, but not may raise rent	Owner may not collect any rent or raise rent if out of compliance with Rent Board	Not addressed
Charging Tenants for Utilities	Owners may charge for utilities outside of the monthly rent	Owner may NOT charge for utilities outside the monthly rent	Not addressed
Eviction for Breach of Lease	Owners may evict for substantial violation of lease agreement	Owners may only evict for substantial breach of lease IF the breach causes severe and substantial injury to the owner	Owners may evict for breach of lease if a new local or state law goes into effect and tenant is in violation (e.g. non smoking in multi units)