

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)]

MPP# _____

office use only

To: _____, Landlord of the property located at

_____ *street address*

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

_____ *address*

by filing a **Petition for Rent 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. Water leakage through roof, windows, doors, walls ceiling (this range is per area affected by leakage).
- _____ 2. Broken windows or door.
- _____ 3. Broken or inoperative window blinds, venetian blinds or screens.
- _____ 4. Loss of or insufficient heat, hot water or water supply.
- _____ 5. Serious infestation of insects or rodents.
- _____ 6. Dangerous porches, walks, stairs or railings.
- _____ 7. Substantial holes in floors walls or ceilings.
- _____ 8. Unsafe or inoperative electrical wiring or outlets or exposed wiring.

- _____ 9. Defective plumbing, drains, sewage system or toilet facilities.
- _____ 10. Accumulation of garbage, debris or other inappropriate materials in common areas.
- _____ 11. Drapes or window coverings with stains, holes, tears or disintegrating fabric, or drapes or window coverings which have been removed.
- _____ 12. Carpets or other floor coverings, including hardwood, tile or linoleum with tears, holes, stains, cracks, gaps, shredded or disintegrated material, carpet padding or carpet which is moldy, malodorous, worn thin, threadbare or disintegrated.
- _____ 13. Defective or inoperative appliance in unit.
- _____ 14. Broken fan or vent.
- _____ 15. Broken or defective intercom.
- _____ 16. Broken or missing smoke detector, alarm, fire extinguisher.
- _____ 17. Peeling, crumbling, water-stained, worn, scraped, scuffed or cracked paint or peeling, torn, water-stained wall covering.
- _____ 18. Deteriorated countertops.
- _____ 19. Missing or cracked, broken tile.
- _____ 20. Missing caulking, grout.
- _____ 21. Deteriorated or broken cabinets or drawers.
- _____ 22. Broken or missing mailbox.
- _____ 23. Inoperative or insufficient exterior lights.
- _____ 24. Defective or inoperative elevator.
- _____ 25. Other [Regulation 4200(e)].

Please specify: _____

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

- _____ 1. Parking
- _____ 2. Storage
- _____ 3. Furniture
- _____ 4. Laundry facilities
- _____ 5. Security gates, doors or fencing
- _____ 6. Recreational facilities
- _____ 7. Yards, patios, balconies, play areas
- _____ 8. Landscaping or yard-care services
- _____ 9. On-site management services
- _____ 10. Roommate (regulation 4200(i)) (*based on percent reduction in unit's occupants*)
- _____ 11. Other: _____

Please specify: _____

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