

PETITION FOR RENT DECREASE
[Regulation 4001A]

<i>(office use only)</i>	
Petition #: D- _____	MPP: _____
	Date Submitted: _____

I. TENANT INFORMATION: _____
Name

_____ Santa Monica, CA
Street Address Unit Zip Code

(_____) _____
Home Phone Business Phone

Mailing Address, if different from above

II. LANDLORD INFORMATION: _____
Name

_____ City State Zip Code
Street Address

(_____) _____
Home Phone Business Phone

III. REPRESENTATIVE AUTHORIZATION: If you have a representative to file this petition on your behalf or appear on your behalf at a hearing, the **attached Authorization for Representation** form must be completed and submitted with this Petition. **ALSO** indicate your representative below.

Representative Name

_____ City State Zip Code
Street Address

(_____) _____
Phone

IV. My current rent is \$ _____	<i>(Office use only)</i> MAR\$ _____
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V. MAINTENANCE RELATED CONDITIONS [Regulation 4200(d)]

Compare your **Notice To Landlord to Repair or Restore Services** with the list of conditions below. In **Column A**, place an **X** in any item that you have **also checked in your original Notice** that has **not** been repaired or restored.

The dollar values in **Column B** will be used by the Rent Control Board in determining the amount of rent decrease warranted by each situation. If you believe the conditions you have checked warrant greater decreases than listed in the range given in Column B, **and** you can offer convincing proof of such, enter the greater amount you feel is appropriate in **Column C**.

The Hearing Examiner or the Board may grant a Decrease that is greater or less than the amount shown based upon the evidence that is presented at the hearing. [Regulation 4003(d)]

Note: *The conditions or services you check below must correspond to those conditions or services noted in your initial NOTICE TO LANDLORD or letter.*

<u>A</u>	<u>CATEGORY</u>	<u>B</u>	<u>C</u>
_____	1. Water leakage through roof, windows, doors, walls ceiling (this range is per area affected by leakage).	\$10 - \$120	_____
_____	2. Broken windows or door.	\$5 - \$60	_____
_____	3. Broken or inoperative window blinds, venetian blinds or screens.	\$5 - \$30	_____
_____	4. Loss of or insufficient heat, hot water or water supply.	\$10 - \$150	_____
_____	5. Serious infestation of insects or rodents.	\$10 - \$120	_____
_____	6. Dangerous porches, walks, stairs or railings.	\$10 - \$120	_____
_____	7. Substantial holes in floors walls or ceilings.	\$10 - \$120	_____
_____	8. Unsafe or inoperative electrical wiring or outlets or exposed wiring.	\$10 - \$180	_____
_____	9. Defective plumbing, drains, sewage system or toilet facilities.	\$10 - \$240	_____
_____	10. Accumulation of garbage, debris or other inappropriate materials in common areas.	\$5 - \$30	_____
_____	11. Drapes or window coverings with stains, holes, tears or disintegrating fabric, or drapes or window coverings which have been removed.	\$10 - \$120	_____

<u>A</u>	<u>CATEGORY</u>	<u>B</u>	<u>C</u>
_____	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.	\$10 - \$225	_____
_____	13. Defective or inoperative appliance in unit.	\$10 - \$60	_____
_____	14. Broken fan or vent.	\$5 - \$20	_____
_____	15. Broken or defective intercom.	\$10 - \$25	_____
_____	16. Broken or missing smoke detector, alarm, fire extinguisher.	\$10 - \$50	_____
_____	17. Peeling, crumbling, water-stained, worn, scraped, scuffed or cracked paint or peeling, torn, water-stained wall covering.	\$10 - \$60	_____
_____	18. Deteriorated countertops.	\$10 - \$30	_____
_____	19. Missing or cracked, broken tile.	\$10 - \$30	_____
_____	20. Missing caulking, grout.	\$5 - \$20	_____
_____	21. Deteriorated or broken cabinets or drawers.	\$15 - \$40	_____
_____	22. Broken or missing mailbox.	\$10 - \$30	_____
_____	23. Inoperative or insufficient exterior lights	\$10 - \$45	_____
_____	24. Defective or inoperative elevator	\$10 - \$60	_____
_____	25. Other [Regulation 4200(e)]		_____

Please specify: _____

VI. REDUCED HOUSING SERVICES [Regulation 4200(f)]

Tenants who moved into unit prior to January 1, 1999 - the housing services checked below which were included in the April 10, 1978 rent for my unit have been reduced or removed:

Or

Tenants who moved into unit on or after January 1, 1999 - the housing services checked below were included in my initial rental of this unit.

<u>A</u>	<u>CATEGORY</u>	<u>B</u>	<u>C</u>
_____	1. Parking	\$20 - \$375	_____
_____	2. Storage	\$5 - \$150	_____
_____	3. Furniture	\$5 - \$190	_____
_____	4. Laundry facilities	\$20 - \$120	_____
_____	5. Security gates, doors or fencing.	\$20 - \$180	_____
_____	6. Recreational facilities.	\$10 - \$120	_____
_____	7. Yards, patios, balconies, play areas.	\$10 - \$120	_____
_____	8. Landscaping or yard-care services.	\$5 - \$60	_____
_____	9. On-site management services.	\$20 - \$80	_____
_____	10. Roommate (Regulation 4200(i)) <i>(based on percent reduction in unit's occupants)</i>	% of rent	_____
_____	11. Other:		_____

Please specify: _____

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Executed on this _____ day of _____, 20_____

at _____, California.

Signature of Petitioner

I have attached the following documents where applicable (check). **Items #1 & #2 are required in order to file this petition:**

- _____ 1. Copy of NOTICE TO LANDLORD or your letter to landlord requesting corrected conditions or restored services. [Regulation 4003(c)].
- _____ 2. A completed Proof of Service form [Regulation 4003(c)].
- _____ 3. Copies of any notices or reports you have received from any City or County agencies or departments.
- _____ 4. Authorization for Representation form if you have an authorized representative.