

# NOTICE OF INTENT TO WITHDRAW ACCOMMODATIONS FROM RENT OR LEASE

(East Palo Alto Municipal Code §14.08.050(3))

To: \_\_\_\_\_

Property Address: \_\_\_\_\_  
East Palo Alto, California

The undersigned declare as follows:

1. I am the holder of record title having the entire legal and equitable title to the property commonly known as: \_\_\_\_\_.
2. I intend to withdraw your rental unit and all other required accommodations on this property, as defined in Government Code section 7060(b), from the rental market in approximately 120 days on \_\_\_\_\_.
3. The date of withdrawal will be increased from 120 days to one year from the date of delivery of this notice for tenants who have lived in the rental unit for, at least, one year, and are 62 years of age or older, disabled, or terminally ill and who inform me of this status within 60 days of service of this notice.
4. I will deposit with the City of East Palo Alto / Rent Stabilization Board \$9,444.11 in relocation assistance payment for each entitled tenant, who has lived in the property for less than two years, of each occupied unit on the property that is to be withdrawn from the rental market.
5. I will deposit with the City of East Palo Alto / Rent Stabilization Board \$12,592.14 in relocation assistance payment for each entitled tenant, who has lived in the property for, at least, two years, of each occupied unit on the property that is to be withdrawn from the rental market.
6. I will deposit \$3,148.04 in additional relocation assistance for each low-income household, or household with a child younger than 18 years or any other legal dependent, or an elderly or disabled tenant on the property that completes and mails the Notice of Assertion delivered with this notice within 60 days.
7. I have fully paid all fees due the City of East Palo Alto as required by East Palo Alto Municipal Code section 14.08.090.
8. Any displaced tenants, who have advised the owner in writing, have a right to regain possession of their rental unit if the unit is offered for rent within 10 years of the date that it was withdrawn from the rental market. The rent for a withdrawn unit when it is re-rented may be the rent at the time of withdrawal adjusted upward by any general rent adjustments subsequently granted by the Rent Stabilization Board.
9. If a property is rented for residential purposes within five years of the date it was

withdrawn from the rental housing market, displaced tenants may have a right to recover actual as well as punitive damages from the owner. This right exists even if the property is sold to a new owner.

10. I have determined that at least one member of your household is sufficiently fluent in English to understand the importance of the contents of this notice.

11. I own \_\_\_\_\_ / do not own \_\_\_\_\_ a/any available residential unit in East Palo Alto that I can currently offer to rent or lease as required by the East Palo Alto Municipal Code §14.08.070.

I certify under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_ Date: \_\_\_\_\_

**THIS NOTICE MUST BE SERVED TO EACH TENANT BY EITHER PERSONAL SERVICE OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED. A COPY OF THIS NOTICE, WITH A PROOF OF SERVICE ON THE TENANT, MUST BE FILED WITH THE RENT STABILIZATION PROGRAM**