

RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC - ___
SERIES 2020

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE OF MOUNTAIN VIEW
ADOPTING REGULATION CHAPTER 10 JUST CAUSE FOR EVICTION

WHEREAS, CSFRA sections 1708(b), 1709(d)(2), and 1709(e) authorize the Rental Housing Committee to establish rules and regulations for administration and enforcement of the CSFRA; and

WHEREAS, the Rental Housing Committee has held a publicly noticed meeting and solicited input regarding the regulation of just cause for eviction; and

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee that Chapter 10 – Just Cause for Evictions, as set forth in Exhibit A, is hereby adopted.

Community Stabilization and Fair Rent Act

**CHAPTER 10
JUST CAUSE FOR EVICTION**

A. Authority.

Community Stabilization and Fair Rent Act (CSFRA) Sections 1708(b), 1709(d)(2), and 1709(e) authorize the Rental Housing Committee (RHC) to establish rules and regulations for administration and enforcement of the CSFRA, including clarifications of ambiguities in the CSFRA related to the adherence to the just cause for evictions protections, relocation assistance, and first right of return included in Section 1705 and the stabilization of rents included in Section 1706.

B. Contents of Notices of Termination

Any notice of termination given to a Tenant pursuant to Section 1705 of the CSFRA shall include the following:

- (i). The basis for the termination with specificity;
- (ii) That the Rental Unit is a Covered Unit under the CSFRA;
- (iii) That the Tenant may seek assistance from the Mountain View Rental Housing Helpline, including the phone number for the Helpline.
- (iv) In the event an ordinance is in effect regarding CSFRA controlled units, a fact sheet summarizing the rights and obligations of such ordinance, as provided by the City must be given to the Tenant with any notice of termination.

C. Filing of Notices and Complaints with the RHC

Any notice that must be provided to the tenants or in connection with the termination of a tenancy pursuant to Section 1705 shall be filed with the RHC within three (3) days of service upon the tenant. Any landlord who serves a summons or complaint for unlawful detainer upon a tenant for just cause under Section 1705 or obtains a judgment for unlawful detainer against a tenant of a covered unit shall also file a copy of said documents with the RHC within three (3) days of service upon the tenant. Any landlord who serves a notice to terminate a tenancy pursuant to Section 1705 shall provide the RHC with written notice if the tenant vacates the Rental Unit either as a result of the notice of termination or a subsequent action for unlawful detainer no later than three (3) days after the tenant vacates the Rental Unit.