

# RENT STABILIZATION AND JUST CAUSE GUIDE FOR TENANTS

ORDINANCE EFFECTIVE JUNE 2, 2022

## 1 RENT STABILIZATION ORDINANCE (RSO)

Limits residential rent increases  
to no more than 4% per year

## 2 JUST CAUSE EVICTION ORDINANCE

Establishes Just Cause eviction  
procedures and other tenant protections

### The ordinances do not apply to certain types of residential property, including:

- Hotel and transient occupancy, including properties with a City of Oxnard Short Term Rental (STR) Permit;
- Housing in nonprofit hospitals, religious facilities, extended care facilities, and licensed residential care facilities for the elderly;
- Dormitories owned and operated by an institution of higher education or kindergarten through grades 12 inclusive school;
- Housing accommodations in which the tenant shares a bathroom or kitchen with the Owner who maintains their principal residence at the property;
- Most single-family, owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two bedrooms. See Chapter 27-24(B)(3) of the City Code for details;
- A duplex in which the Owner occupies one of the units as the Owner's principal place of residence at the beginning of the Tenancy, so long as the owner continues in occupancy.

## QUESTIONS?



Email us at:  
[rent.stabilization@oxnard.org](mailto:rent.stabilization@oxnard.org)



Call us at:  
**(805) 385-7899**

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[www.oxnard.org/RSO](http://www.oxnard.org/RSO)

# GUIDE FOR TENANTS

## Summary of Rent Stabilization Ordinance

The rent ordinance does not apply to:

- A unit subject to the City's Mobile Home Park Rent Stabilization System;
- Housing restricted by deed as affordable housing; and
- Residential real property that is alienable separate from the title to any other dwelling unit, with some exceptions.
- Any residential property that has a certificate of occupancy issued after February 1, 1995

The new ordinance limits increases in residential rents to 4% per year. More than one rent increase in any twelve (12) month period is prohibited.

There may be circumstances where owners can raise tenants' rent over 4% in order to obtain a reasonable return on their property. If the property owner believes that this is the case, they must submit a Fair Return policy to all tenants and the City of Oxnard. After receiving the petition, a tenant has 30 days to reply or provide additional materials to the City in response. Tenants are not responsible for costs incurred by the City in reviewing the Fair Return Petition.

## **Notice Requirements**

Before a property owner raises rent, they must provide tenants with notice of the Rent Stabilization Ordinance and the tenant's right to respond to any Fair Return Petition filed.

The notice tenants receive must be in the language used to negotiate the terms of the tenancy (and must be written if the lease is written).

## Summary of Just Cause Eviction Ordinance

After 30 days of continuous and legal occupancy, an owner cannot terminate a tenancy without just cause, which must be stated in a written notice. Just cause can be considered either at-fault or no-fault.

If the reason to evict is an at-fault reason, the tenant has an opportunity to fix the violation. If it's not fixed within the established time period, tenants can then receive a three-day notice to quit without further opportunity to cure.

When terminating a tenancy (either at-fault or no-fault), an owner must:

- Serve a written notice to the tenant that indicates at least one just cause reason;
- When the owner and tenant have entered into a written lease, the owner must provide notice in the language used in the lease (in addition to English). If there is no written lease, the owner must provide notice in the language that the Owner and tenant used to negotiate the terms of the tenancy (in addition to English);
- Not accept rent beyond the terms of the tenancy; and
- Submit to the City within five (5) days after service to the tenant a true copy of the notice of termination and proof of service.

Under no-fault just cause evictions, the owner will provide the tenant with relocation assistance totaling either two months of the tenant's rent (the rate in effect when the owner issued the notice to terminate the tenancy) or \$5,000, whichever is greater. Relocation assistance must be provided within 15 calendar days of serving the notice.

Other tenant protections include:

- It is illegal for an owner or representative to retaliate against a tenant for lawfully exercising their legal rights, including the right to file a complaint with Code Compliance. No owner may take any action increasing any rental amount, reducing any service, causing the tenant to involuntarily quit the premise, or discriminating against the tenant because of the tenant's use of any remedy allowable under the Ordinance for Just Cause Evictions.
- Any provision of a rental house agreement that claims to waive any provision of the Just Cause Evictions ordinance is against public policy.

This flyer is for general information only and is not a complete statement of the City of Oxnard Rent Stabilization Ordinance or Just Cause Ordinance. The full text of those ordinances can be found in City Code Chapter 27, accessible through the City's website.