



## **NOTICE OF RENT STABILIZATION ORDINANCE**

Your tenancy is subject to the City of Oxnard Rent Stabilization Ordinance, which became effective on June 3, 2022. This notice is to inform you of the ordinance's existence and scope. You can find the entire text of the ordinance on the city's website at <https://www.oxnard.org/city-department/housing/rso/>

### **Limits on Rent Increases**

Under the Rent Stabilization Ordinance, your rent may be increased only:

- 1) By 4% annually
- 2) One time in any 12-month period
- 3) In an amount in excess of 4% or before the passing of the 12-month period since your last rent increase only if:
  - a) the owner of this property applies to the city for a rent increase by filing with the city a Fair Return Petition; and
  - b) the city grants the Fair Return Petition.

### **No Rent Increase Permitted if Owner is Not in Compliance**

The owner may not increase your rent if:

- 1) The owner is not in compliance with any provision of the Rent Stabilization Ordinance, including the requirement to provide you with this or other required notices; or
- 2) This property has not been maintained in compliance with California Civil Code Sections 1941.1 et seq. and California Health and Safety Code Sections 17920.3 and 17920.10; or
- 3) Fails to make repairs ordered by the city or by a court of competent jurisdiction.

### **Fair Return Petition Rent Increases**

Under the United States and California constitutions, a rent stabilization ordinance may not deprive owners of residential rental properties the opportunity to obtain a "fair and reasonable" return on their investment. An owner who believes that the Rent Stabilization Ordinance has deprived it of a fair and reasonable return may apply to the city for a rent increase in an amount sufficient to obtain such a return.

If the owner of this property petitions the city for such a rent increase, you will have the opportunity to respond to that petition.

### **Complaints**

If you believe that the owner has violated any provision of the Rent Stabilization Ordinance, you may inquire about initiating a complaint by calling the City of Oxnard Housing Department at (805) 385-7899 or emailing at [rent.stabilization@oxnard.org](mailto:rent.stabilization@oxnard.org).

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