



California Tenants – Use this Letter if you received a rent increase above 10% after October 27, 2019 in order to assert your rights under the price gouging ban due to the state of emergency in California declared by Governor Brown on October 27, 2019.

Instructions:

1. [Click here to open a Microsoft Word version of this sample letter](#)
2. The Microsoft Word-version will have the same blank spaces as this version, but will not have the comments in the margin. Fill out the blanks in the Microsoft Word-version using the comments on the margins of this version as a guide.
3. This sample letter is intended to be used if you have a received a notice of rent increase **ABOVE 10% in California.**
4. Please note that you should **tailor this letter to the facts in your case.** This template is **not a substitute for legal advice.** If you need help finding a tenant attorney, please see the [Tenants Together Directory](#).
5. Once filled out with your information, keep a copy of this letter for your records.
6. If you primarily deal with the property manager, consider sending a copy of this letter to the owner of the property.

Sent via Certified Mail- Return Receipt Requested

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Commented [SSL1]: DATE

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Commented [SSL2]: FULL NAME OF LANDLORD OR PROPERTY MANAGER

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Commented [SSL3]: FULL ADDRESS OF LANDLORD OR PROPERTY MANAGER

Dear (),

Commented [SSL4]: NAME OF LANDLORD OR PROPERTY MANAGER

On (), I received a notice from you of a rent increase at () of () % percent. I am writing to inform you that the notice does not comply with California Penal Code section 396.

Commented [SSL5]: DATE YOU RECEIVED NOTICE OF RENT INCREASE

Commented [SSL6]: ADDRESS OF UNIT WHERE NOTICE WAS RECEIVED

Commented [SSL7]: PERCENT INCREASE OF NOTICE

On October 28, 2019 the Governor of California declared a state of emergency in California. California Penal Code section 396 prohibits price gouging (increases over 10%) for necessary goods and services after the governor declares a state of emergency. Housing is specifically enumerated as one of the services for which the price cannot be raised over 10%.

The notice you provided me on () does not comply with the above California Penal Code, and therefore it is not valid. Please be informed that price gouging a tenant is not just a civil violation, but a criminal misdemeanor under the law. Anyone convicted of violating the statewide anti-price-gouging law can face a year in county jail, a fine of up to \$10,000, or both, as well as civil penalties. Local ordinances may impose additional penalties.

Commented [SSL8]: DATE NOTICE WAS RECEIVED

Please confirm immediately that you are withdrawing the notice and that I should continue to pay my existing rent amount of \$().

Commented [SSL9]: CURRENT RENT AMOUNT

Sincerely,

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Commented [SSL10]: YOUR SIGNATURE

Commented [SSL11]: YOUR FULL NAME