



California Tenants – Use this letter if you are a tenant who is covered by the Tenant Protection Act of 2019 and whose rent was increased between March 15, 2019 and January 1, 2020 to ensure that you rent is reduced as of January 1, 2020. To determine whether you are covered by AB 1482, “Tenant Protection Act of 2019”, please visit [bit.ly/amicovered1482](http://bit.ly/amicovered1482).

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. Use this sample letter if you are a tenant whose rent was increased between March 15, 2019 and January 1, 2020 to ensure that you rent is reduced as of January 1, 2020.
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 and sent to your landlord, keep a copy for your records.

Sent via Certified Mail- Return Receipt Requested

( )

( )
( )

Dear ( ),

I ( ) am a tenant at ( ). I am writing because on ( ) you or your staff increased my rent to ( ) per month from ( ) per month, an increase of ( ) percent.

Commented [MC1]: Date
Commented [MC2]: Full name of landlord and/or property manager
Commented [MC3]: Address of landlord and/or property manager
Commented [MC4]: Full name of landlord and/or property manager
Commented [MC5]: Your/tenant's name(s)
Commented [MC6]: Address, City, State, Zip
Commented [MC7]: Insert date that the rent was increased. Note: for this letter to apply, your rent must have been increased between March 15, 2019 and January 1, 2020.
Commented [MC8]: Insert new rent amount
Commented [MC9]: Insert old rent amount
Commented [EM10]: To calculate the percentage change of your rent use this formula: [(New Rent - Old Rent) / Old Rent] x100 = % increase. Example, if old rent is \$800 and landlord is increasing to \$896:
a.Step 1: \$896- \$800 = \$96
b.Step 2: 96/800= 0.12
Step 3: 0.12x100= 12%

As you may know, the California State Senate passed AB 1482, "Tenant Protection Act of 2019" on September 11, 2019 and Governor Newsom signed the bill into law on October 8, 2019. Beginning January 1, 2020, the bill limits the amount that landlords can increase tenants' rent annually to five percent of the current rent plus CPI (the regional consumer price index). Per AB 1482, tenants who received rent increases between March 15, 2019 and January 1, 2020 in excess of this new allowable amount shall have their rent decreased to their rent on March 15, 2019 plus the new permissible rent cap (five percent plus CPI) as of January 1, 2020.

Between March 15, 2019 and January 1, 2020, you increased my rent ( ) percent, which is greater than the legally allowed amount pursuant to AB 1482. Accordingly, as of January 1, 2020, my rent must be reduced to ( ) per month, which is my old rent as of March 15, 2019 plus the new permissible increase.

At your earliest convenience, please respond in writing to confirm that you have received this information and that you plan to reduce my rent pursuant to AB 1482 as of January 1, 2020.

Sincerely,

( )  
( )

**Commented [MC11]:** Increase percent change in rent (note: percent change is calculated by taking the new rent subtracting the old rent and then dividing the amount by the old rent and multiplying by 100. For example if your old rent was 100 and your new rent was 125, the percent change would be  $(125-100/100) \times 100 = 25\%$

**Commented [MC12]:** Old rent x (5% plus CPI increase). Please see the letter instructions above for how to find the applicable CPI increase for your region.

**Commented [MC13]:** Your signature

**Commented [MC14]:** Your full name