



To: Norma Salvador ("Tenant")

and any other occupant(s) in possession of the premises located at:

(Street Address) 33 El Dorado St. (Unit/Apartment #) Unit B  
(City) Arcadia (State) CA (Zip Code) 91006 ("Premises")

**The Tenant Protection Act of 2019, aka AB 1482, ("TPA")** The TPA (i) imposed limits on the amount a property owner can increase rent to a residential tenant ("Rent Cap") and (ii) identified a limited number of reasons that a property owner may terminate a tenancy and evict a tenant ("Just Cause"). **For more information, see the IMPORTANT NOTES below.**

**Local rent control and eviction laws.** Many cities and counties have adopted local ordinances which impose rent control and just cause eviction requirements. These laws may conflict with, preempt or be preempted by the TPA, in whole or in part. **If property owner is uncertain whether the property or tenancy is exempt from the TPA or subject to a local ordinance governing rent increases and just cause requirements, property owner is advised to seek legal counsel from a qualified California real estate attorney who is familiar with the TPA and the laws where the property is located prior to servicing this notice.**

**YOUR TENANCY IN THE PREMISES IS CHANGED AS FOLLOWS (All other terms and conditions of your tenancy shall remain unchanged):**

**EFFECTIVE DATE OF CHANGE:** The change shall take effect **30 days** from service of this Notice or on 04/01/2022, or as otherwise specified, whichever is later.

**PROPERTIES OR TENANCIES COVERED BY THE TPA:** Rental percentage increases referenced in this section are based on the increase from the lowest charged rent in the previous 12-month period.

1. **Rent increase of 5% or less:** The new rent shall be \$ \_\_\_\_\_ per month.
2. **Rent increase more than 5% but NO MORE than the maximum allowed by the TPA.** The maximum increase in rent allowed over the previous 12-month period is calculated by using a formula established in the TPA (Civil Code §1947.12(g)) but in no event greater than 10%. **The new rent shall be \$ ~~1177.00~~ \_\_\_\_\_ per month.**

**PROPERTIES OR TENANCIES NOT SUBJECT TO THE TPA:** Landlord is strongly advised to seek counsel from a qualified California real estate lawyer who is familiar with the TPA before selecting either of the options below. Rental percentage increases referenced in this section are based on the increase from the lowest charged rent in the previous 12-month period.

3. **Rent increase of no more than 10%:** The new rent shall be \$ \_\_\_\_\_ per month.
4. **Rent increase greater than 10%:** The new rent shall be \$ \_\_\_\_\_ per month.  
(Pursuant to California Civil Code §827, the change shall take effect **90 days** from service of this Notice or on \_\_\_\_\_, whichever is later.)

**ALL PROPERTIES**

5. **Security deposit shall be increased by \$ \_\_\_\_\_.**
6.  **Rent Cap and Just Cause Addendum (C.A.R. form RCJC) is attached and incorporated into the lease or rental agreement.**
7. **Other Changes not including rent:**  
\_\_\_\_\_  
\_\_\_\_\_

**IMPORTANT NOTES:**

\* Under the TPA, the three main exemptions from rent increase caps and just cause eviction control are: (1) separately alienable single-family dwellings, including a condominiums, as long as the property is not: ● owned by a corporation; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 years prior to this notice and (3) a duplex in which one of the units was owner occupied at the commencement and throughout the tenancy. Other exemptions may be applicable.

Landlord Ester Osollo  
(Owner or Agent)

Date Feb 5-22

Landlord \_\_\_\_\_  
(Owner or Agent)

Date \_\_\_\_\_

Tenant acknowledges receipt of this notice of change in terms of tenancy.

Tenant \_\_\_\_\_

Date \_\_\_\_\_

Tenant \_\_\_\_\_

Date \_\_\_\_\_

**5. DELIVERY OF NOTICE/PROOF OF SERVICE:**

This Notice was served by \_\_\_\_\_, on \_\_\_\_\_ (date)  
In the following manner: (if mailed, a copy was mailed at \_\_\_\_\_ (Location))

Emailing a notice does not satisfy the requirements of Code of Civil Procedure §§1162(a) or 1162(b).

If this notice is being used solely to change the amount of rent to be paid, the service should be done by either option A1 or A2, below. If this notice includes any change to the terms other than rent (even if rent is also being changed), then, to comply with state law, service attempts must be done in the following order: A1, then B, then C.

A1.  Personal service. A copy of the Notice was personally delivered to the above named Tenant.

**A2.  Service by first class mail (for changes to rent only). A copy of the Notice was sent by first class mail, postage prepaid. Five additional days were provided for in the notice above.**

B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS.

Substituted service (if change includes something other than rent). A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed, by first class mail, postage prepaid, to the Tenant at the Premises.

C. NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY IF THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF KNOWN THEN ONLY IF NO PERSON OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LOCATIONS.

Post and mail (if change includes something other than rent). A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed, by first class mail, postage prepaid, to the Tenant at the Premises.

\_\_\_\_\_  
(Signature of person serving Notice)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

(Keep a copy for your records.)

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Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC  
a subsidiary of the California Association of REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**NOTICE OF RENT INCREASE**

July 1st, 2018

Norma Salvador  
33 El Dorado Street  
Apt B  
Arcadia, CA 91006

RE: Rent Increase

Dear Norma Salvador,

This letter is to notify you that the monthly rent under the Rental Agreement dated November 1st, 2011 for the premises listed above will increase from the current rent of 1,050.00 USD per month to the new rent of 1,100.00 USD per month effective on August 1st, 2018. The rent will continue to be payable in advance and due on the 1st day of each month. All other terms of your Rental Agreement shall remain in full force and effect.

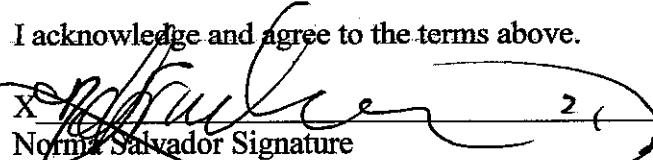
Please sign and return this letter to the address stated below. Please note, if you remain on the premises past August 1st, 2018, you will be deemed to have agreed to the rent increase.

Sincerely,

X  \_\_\_\_\_  
Esther Osollo Signature

Esther Osollo  
10350 Key West Street  
Temple City, CA 91780  
(626) 350 – 1655

I acknowledge and agree to the terms above.

X  \_\_\_\_\_  
Norma Salvador Signature



# STANDARD 12-MONTH RENTAL AGREEMENT



THIS RENTAL AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, hereinafter referred to as "Landlord", and \_\_\_\_\_, hereinafter referred to as "Tenant".

Landlord agrees to rent to Tenant, and Tenant agrees to rent from Landlord, the premises described in Article 1, hereinafter referred to as "Premises", for the term of 12 months, beginning on \_\_\_\_\_, 20\_\_\_\_, and ending on \_\_\_\_\_, 20\_\_\_\_.

The monthly rental for the Premises shall be the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) payable by Tenant to Landlord on the \_\_\_\_\_ day of each month, beginning on \_\_\_\_\_, 20\_\_\_\_, and continuing until the end of the term of this Agreement.

Tenant shall pay all utilities, including but not limited to gas, electric, water, sewer, and trash, as well as all taxes and assessments levied on the Premises, and shall be responsible for the maintenance and repair of the Premises, except for those repairs which are the responsibility of Landlord as set forth in Article 4.

Tenant shall not assign, sublet, or otherwise dispose of the Premises, nor shall Tenant use the Premises for any illegal purpose, and shall not engage in any activity that would be a nuisance to the neighbors or violate any applicable laws or regulations.

Landlord warrants that the Premises are being rented to Tenant in accordance with all applicable laws and regulations, and that Landlord has the right to lease the Premises to Tenant.

Tenant warrants that Tenant is a legal resident of the United States of America, and that Tenant is not a convicted felon or a person who has been convicted of a crime involving moral turpitude within the last five years.

Both Landlord and Tenant agree that this Agreement shall be governed by the laws of the State of California, and that any dispute arising out of this Agreement shall be resolved by arbitration in accordance with the rules of the American Arbitration Association.

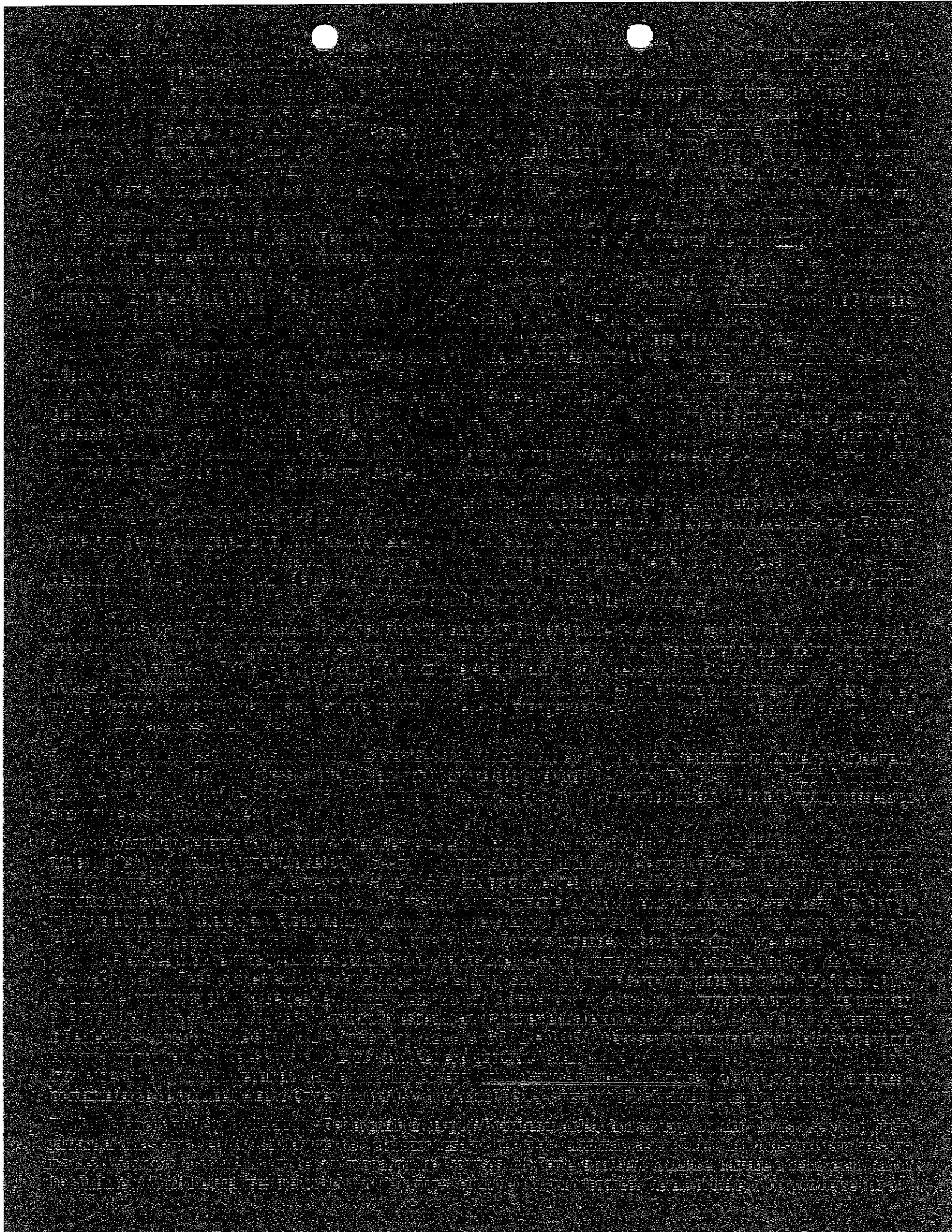
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and date first above written.

\_\_\_\_\_  
 Landlord

\_\_\_\_\_  
 Tenant

\_\_\_\_\_  
 Witness

Landlord's name and address: \_\_\_\_\_  
 Tenant's name and address: \_\_\_\_\_



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20. Attorneys Fees: Each party shall bear its own attorneys' fees and costs. If either party fails to comply with the terms of this agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs.

21. Guarantors: Notwithstanding to whom the Guaranty is made, the Guarantors shall remain liable under the Continuing Guaranty Agreement provided by owner, as amended from time to time. Said agreement shall be deemed incorporated herein and subject hereof.

22. Term: Applicable. Notwithstanding to whom the Guaranty is made, the Guarantors shall remain liable under the Guaranty Agreement without creating any new liability.

23. Credit Default: Notwithstanding to whom the Guaranty is made, the Guarantors shall remain liable under the Guaranty Agreement if the Guarantors fail to comply with the terms of the Guaranty Agreement.

24. Entire Agreement: The foregoing constitutes the entire agreement between the parties and supersedes any other oral or written agreement or understanding. There is no oral or written agreement or understanding that is not contained in this agreement. This agreement shall be deemed to be a contract and shall be subject to the laws of the State of California.

25. Enforcement: Notwithstanding to whom the Guaranty is made, the Guarantors shall remain liable under the Guaranty Agreement if the Guarantors fail to comply with the terms of the Guaranty Agreement. The Guarantors shall remain liable under the Guaranty Agreement if the Guarantors fail to comply with the terms of the Guaranty Agreement.

### 26. Additional Required Notices

#### Home Substance Warning Notice

The Guarantors warrant that the Guarantors are not using, possess, or have access to any controlled substances, such as marijuana, cocaine, heroin, opiates, amphetamines, or any other controlled substances, in the State of California. The Guarantors warrant that the Guarantors are not using, possess, or have access to any controlled substances, such as marijuana, cocaine, heroin, opiates, amphetamines, or any other controlled substances, in the State of California.

#### Mold and Mildew Warning Notice

The Guarantors warrant that the Guarantors are not aware of any mold or mildew in the property. The Guarantors warrant that the Guarantors are not aware of any mold or mildew in the property. The Guarantors warrant that the Guarantors are not aware of any mold or mildew in the property.

#### Def Notice

The Guarantors warrant that the Guarantors are not aware of any defects in the property. The Guarantors warrant that the Guarantors are not aware of any defects in the property. The Guarantors warrant that the Guarantors are not aware of any defects in the property.

#### Other Provisions

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 28 Oct 2011  
OWNER: Luis Osallo  
ESTATE: Osallo

DATE: 28 Oct 2011  
RENTER: Norma Salasoa

July 30, 2018

Dear Esther Osollo,

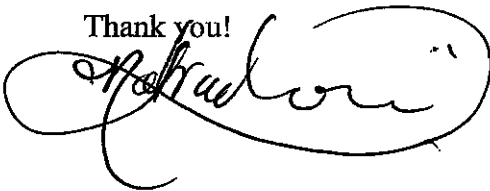
I don't agree on the rental increase, but I still signed your letter. When I moved to your apartment, that was the first thing I asked your husband. He assured me that my rent was not going to increase. I'm surprise that after almost seven years that I been with you, you decided to increase my rent.

I'm also going to take the opportunity to let you know that there are some things that needs to be fix in my apartment.

- The bathroom sink faucet needs to be replaced.
- The room ceiling fan is not working so that also needs to be replaced.

Whenever you get a chance you can give me a call so we can talk about this.

Thank you!

A handwritten signature in black ink, appearing to read "Esther Osollo", enclosed within a large, loopy circular flourish.