

**Ballot Simplification Committee**  
**FINAL Approved Digest – August 6, 2008**  
**Approved by: Packard, Chisnell, Fasick, Fraps, Jorgensen**

**Any Requests for Reconsideration must be received by 11:30 a.m. on August 7, 2008**

**Tenant Harassment Policy**

**THE WAY IT IS NOW:**

The City's Residential Rent Ordinance applies to most rental housing built before June 1979. In general, the Rent Ordinance limits annual rent increases and requires "good cause" for landlords to evict tenants. The Rent Ordinance lists a number of specific reasons for eviction. When a rental unit is vacated voluntarily or by eviction, the landlord may set the rent at the market rate. Once a new tenant has rented the unit, the Rent Ordinance again limits annual rent increases.

Under state and local law, landlords are required to keep rental units livable. Among other things, units must have intact windows, doors, roofs and walls; units must have adequate plumbing, heating, water and electricity available; and common areas must be clean and sanitary. These requirements may be enforced by various penalties, including court orders, rent reductions, monetary awards or criminal penalties.

**THE PROPOSAL:**

Proposition \_\_\_ would amend the City's Residential Rent Ordinance to prohibit harassment of tenants by landlords, including:

- failure to provide required housing services, repairs or maintenance;
- failure to safely complete repairs once they are begun;
- attempts to intimidate a tenant into vacating a rental unit;
- threats of physical harm to the tenant;
- violation of laws against discrimination;
- refusal to acknowledge receipt of a rent check, or refusal to cash a rent check for over 30 days; and
- request of information that could violate a tenant's right to privacy, including information about residence, citizenship status or social security number.

Proposition \_\_\_ would provide for enforcement by means of court orders, rent reduction, monetary awards or criminal penalties.

**A "YES" VOTE MEANS:** If you vote "yes," you want to amend the City's Residential Rent Ordinance to prohibit specific acts of tenant harassment by landlords and to provide for enforcement by means of court orders, rent reduction, monetary awards or criminal penalties.

**A "NO" VOTE MEANS:** If you vote "no," you do not want to make these changes.

word count: 314 [suggested word limit: 300]