

Comparison of Rent Review/Mediation Programs

	Fremont	San Leandro	Union City
Covered Units	All residential rental units with exceptions	Parcels that contain two or more tenant-occupied housing units & mobile homes	All residential units with exceptions
Rent increase threshold subject to review/mediation	Above 5%	Above 7% or receipt of more than one increase in a 12-month period	Above 7% or 2 or more within 12-months total more than 7%
Conciliation	Initial dispute intervention which could lead to mediation	None	Initial dispute intervention
Mediation	Provided based on discretion of program service provider	None	Rent review officer hears evidence, evaluates, and issues a recommended resolution
Arbitration	Provided by Rent Board if issue not resolved by conciliation or mediation	Provided by rent board	
Rent Review Board	2 Local Landlords 2 local Tenants 1 neutral resident (plus alternate)	2 Local Landlords 2 local Tenants 1 neutral resident	None
Service Provider	• Administers program • Provides Conciliation • Refers to mediation	Administers program	• Administers program • Provides Conciliation • Refers to mediation
Mandatory • Unresponsive landlord • Unresponsive tenant	YES • Rent increases voided • Rent review unavailable until subsequent rent increase	YES • Rent increases voided • Case dismissed • Tenant barred from subsequently challenging such	YES • Rent increases voided • Case dismissed • Tenant barred from subsequently challenging

Attachment III

	Fremont	San Leandro	Union City
		increase before the board	such increase
Suspension of rent increase during rent review/mediation	• 50% of proposed rent increase is suspended • 50% of the proposed rent increased deposited to be held until agreement is reached.	NO	NO
Binding	• Yes, if mutual agreement is formalized • Decisions by the rent board are recommendations and not binding	NO	NO
Retaliation Protection	• Protection from adverse retaliatory actions suffered with 180 days of tenant exercising rights under ordinance. • Assesses penalty up to \$2000 • Retaliatory rent increase will be voided • Retaliatory conduct provides a defense to unlawful detainer or eviction action.	Reference to retaliatory eviction protection under state law	Reference to retaliatory eviction protection under state law
Other		Disputes unresolved by the Rent Review Board are referred to the City Manager for Review.	