



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**LANDLORD CERTIFICATION OF PROPER DECONTROL**  
**Residential Rent Stabilization Ordinance**

Vacancy Decontrol means that a rental unit has been voluntarily vacated and decontrolled pursuant to Section 8(a) of the Residential Rent Stabilization Ordinance, but remains subject to Section 18 (Fees) and Section 19 (Eviction for Cause) only. To conclude the vacancy decontrol process, a landlord must complete this certification form.

ADDRESS: \_\_\_\_\_ APT NO. \_\_\_\_\_

I, \_\_\_\_\_, certify that the above unit was decontrolled as follows:

1. The unit was voluntarily vacated by the previous tenant.
2. The security deposit of the previous tenant, if any, was not used for any purpose other than to compensate the landlord for the previous tenant’s default in the payment of rent, repair damages to the rental unit cause by the previous tenant beyond ordinary wear and tear, or clean the rental unit if necessary upon termination of the previous tenancy.
3. The following improvements, in the minimum amount indicated below, were made to the unit following the voluntary vacancy of the previous tenant and prior to the start of a new tenancy (check one):

- \$1,311.65 for one or less bedrooms, or
- \$1,967.47 for two bedrooms, or
- \$2,623.16 for three or more bedrooms.

Name of Improvement:

Value of Improvement:

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Total Value: \$ \_\_\_\_\_

4. The new tenancy commenced on: \_\_\_\_\_(date).
5. The tenant acknowledges receipt of a copy of the current Residential Rent Stabilization Ordinance. The tenancy remains covered by the provisions of Section 18 (Fees) and Section 19 (Eviction for Cause) of the Ordinance.

Tenant Name:\_\_\_\_\_

Tenant Signature:\_\_\_\_\_

Tenant Name:\_\_\_\_\_

Tenant Signature:\_\_\_\_\_

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I certify the information I provided on and in connection with this form is true, accurate and complete. I acknowledge that the unit remains covered by the provisions of Section 18 (Fees) and Section 19 (Eviction for Cause) of the Hayward Residential Rent Stabilization Ordinance.

Landlord Signature:\_\_\_\_\_

Date:\_\_\_\_\_

Landlord Certification Form:  
Vacancy Decontrol  
Revised: 6/24/2015