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

To Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Regarding Rental Unit: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Street Address) (Apt/Unit Number)

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

(City) (Zip Code)

***RE:    Rent Rollback Pursuant to the Tenant Protection Act of 2019 (AB 1482)***

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [name of landlord/person/company to whom you pay rent]:

    Enclosed is my rent for \_\_\_\_\_\_\_\_\_\_\_ [month, year]. I am writing this letter to explain it. On September 11, 2019, the California legislature passed the Tenant Protection Act of 2019 (AB 1482), and on October 8, 2019 it was signed into law by Governor Newsom. AB 1482 creates new protections for many tenants by imposing a statewide rent cap and requiring that landlords provide a “just cause” in order to evict tenants. The new rent cap protections take effect on January 1, 2020. I believe that AB 1482 applies to my tenancy; if you disagree, please let me know so we can discuss it.

    Under AB 1482, tenants protected by the new law who received a rent increase of more than 5% + CPI since March 15, 2019 are entitled to a “rollback” of their rent starting January 1, 2020. Since I live in \_\_\_\_\_\_\_\_\_\_\_\_\_ [city or region], the maximum increase allowed by AB 1482 is **\_\_\_**%. According to AB 1482, the new lawful rent for home starting on January 1, 2020 must be the amount charged on March 15, 2019 plus the \_\_% permitted by AB 1482. I have lived in my unit since before March 15, 2019, and at that time my rent was $**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** per month. Since then, you increased my rent to $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month, which is more than the **\_\_\_**% allowed by AB 1482.

    For that reason, starting in January 2020, and until you lawfully provide me with another rent increase (which will be limited by AB 1482), my lawful rent is: $**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** [your March 15, 2019 rent + 5% + CPI].

If you have any questions about the amount of rent I am paying for \_\_\_\_\_\_\_\_\_\_\_\_\_ [month, year], please contact me. Thank you.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
[Signature of Tenant, Name of Tenant]