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| San Rafael Seal**For questions relating to this ordinance, please contact:**City of San RafaelCity Manager’s office1400 Fifth AvenueSan Rafael, CA 94901415-485-3056 T**To request mediation,****please contact:**Consumer Protection UnitHall of Justice, Room 145San Rafael, CA 94903consumer@marincounty.org415-473-6495 T |  | Mediation Service RequestRental Housing Dispute Resolution Program**About**The Rental Housing Dispute Resolution (“Mandatory Mediation”) program offers an opportunity for landlords and tenants in San Rafael to discuss issues related to rent increases.**The following situations are eligible for mediation.**(1) **A Tenant must submit a Mediation request no more than 10 calendar days after the Tenant receives one or more notices** that individually or cumulatively increase Rent by more than 5% within any 12-month period.(2) **A Landlord request for Mediation services may be submitted** **at any time** in advance of or within ten (10) days after providing the Tenant with notice of an intended Rent increase greater than 5% within any 12-month period. **Instructions**Please fill out this form completely and accurately. Providing incomplete information may delay the mediation process or result in a finding of ineligibility. Submit forms to: Consumer Protection Unit – MediationHall of Justice, Room 1453501 Civic Center DriveSan Rafael, CA 94903(415) 473-6495consumer@marincounty.org**Helpful definitions****Landlord**: an owner, lessor, or sublessor who receives or is entitled to receive rent for the use and occupancy of any dwelling unit or portion thereof.**Rent**: the consideration, including any funds, labor, bonus, benefit, or gratuity, demanded or received by a Landlord for or in connection with the use and occupancy of a dwelling unit and the housing services provided therewith, or for the assignment of a rental agreement for a dwelling unit.**Tenant**: a person entitled by written or oral agreement, or by sufferance, to the use or occupancy of a dwelling unit. |

Mediation Service Request

Rental Housing Dispute Resolution Program

**1. GROUNDS FOR MEDIATION**

|  |  |  |
| --- | --- | --- |
| [ ]  **I am a tenant** who has received notice of a rent increase of more than 5% |  | [ ]  **I am a landlord** who intends to increase my tenant’s rent by more than 5% |

**2. PROPERTY**

**Dwelling Unit Address**: Click or tap here to enter text.

**3. LANDLORD’s Contact Information and Service of Process Location**

**Name:** Click or tap here to enter text.

**Mailing Address:** Click or tap here to enter text.

**Email Address** (*optional*): Click or tap here to enter text.

**Telephone:** Click or tap here to enter text.

**4. TENANT’s Contact Information**

**Name:** Click or tap here to enter text.

**Mailing Address:** Click or tap here to enter text.

**Email Address** (*optional*): Click or tap here to enter text.

**Telephone:** Click or tap here to enter text.

**5. RENTAL HISTORY**

**Date of move-in to this rental unit:** Click or tap to enter a date.

**In the past 12 months the tenant has been or will be issued the following notices of monthly rent increase(s):**

|  |  |
| --- | --- |
| Amount ($) | Date of rent increase (month/date/year) |
| Click or tap here to enter text. | Click or tap to enter a date. |
| Click or tap here to enter text. | Click or tap to enter a date. |
| Click or tap here to enter text. | Click or tap to enter a date. |

**Date of notice of the most recent rent increase:** Click or tap to enter a date.

**4. Have you previously participated in mediation for this rental unit or with this landlord/tenant?**

[ ]  No [ ]  Yes. If “yes,” please provide the dates and outcomes of all such past mediations.

Translations available.

English, Spanish, and Vietnamese translations of this form are available on the San Rafael Rental Housing Dispute Resolution webpage. Please submit requests for additional translations to the City of San Rafael City Manager’s Office at 415-485-3056 or city.manager@cityofsanrafael.org.

Policy on undocumented residents.

Program mediators do not inquire from anyone about the immigration status of any party to mediation nor do they report to any third parties the immigration status of any party to mediation. The immigration status of any party to mediation is not considered by program mediators.

What’s next?

The Mediation Program Director will respond to your request for mandatory mediation with a written determination of eligibility. If your request is determined to be eligible for mandatory mediation, a mediator assigned by the County will contact both parties to arrange mediation. SRMC Chapter 10.100 requires tenants and landlords to participate in mediation to discuss the issue, and it prohibits landlords from retaliating against tenants for requesting mediation.