

VACANCY DECONTROL APPLICATION

Mailing Address of Owner/Agent:

Name: _____

Street/ Apt Number: _____

City: _____

State, Zip Code: _____

Telephone Number: () _____

Vacating Unit Information:

Name: _____

Street/Apt Number: _____

City: _____

State, Zip Code: _____

1. The date the above described housing accommodation became vacant on:

_____/_____/_____.
Month Day Year

2. The maximum rent for the housing accommodation in effect immediately prior to the vacancy was \$_____ a month.

3. The name and current address of the last tenant prior to the above-described vacancy was: _____.
Print full name along with current mailing address of the vacating tenant

4. The name of the first tenant after the vacancy is: _____.
Print or type full name above

5. The date the new tenant took occupancy: _____/_____/_____.
Month Day Year

6. The rental agreement with the new tenant provides for a rent of
\$_____ a month.

Landlord Voluntary Vacancy Certification

I, _____, hereby certify that I am the owner/landlord/authorized agent of the rental property located at _____ in Rutherford and that the vacancy of Unit at said property was voluntarily vacated as indicated below and that I have not committed or caused to be done any harassment, intimidation or other similar action to a tenant with the intent to have a tenant vacate the rental unit, any reduction by the landlord in services which causes the tenant to vacate the premisesA any vacation of the premises which is coerced; or any failure to file certifications and/or affidavits when required under by the Borough of Rutherford Rent Control Ordinance for the purpose of obtaining a vacancy decontrol, unless excused for good cause, provided, however, that this provision shall not limit a landlord or his agent from any act specifically authorized under the laws of the State of New Jersey.

☐ Vacancy was accomplished by a legal process of law identified by Court Docket Number _____ Date of Hearing _____. Attached are copies of the warrant for removal and judgment for possession in the above referenced Court proceeding.¹

☐ Vacancy was accomplished by the willful abandonment by former tenant.

☐ Vacancy was accomplished by the willful abandonment by former tenant without prior notice to the Landlord.²

THE FOREGOING STATEMENTS ARE MADE BY THE UNDERSIGNED UNDER OATH AND WITH FULL KNOWLEDGE THAT IF ANY OF THE SAME IS A WILLFUL MISSTATEMENT OF FACT; THE PENALTIES PROVIDED BY LAW FOR PERJURY SHALL APPLY.

Dated: _____

Owner/Landlord/Authorized Agent

Tenant Voluntary Vacancy Certification

¹ A landlord is not required to obtain a tenant's signature In the event a tenant vacates a unit pursuant to a lawful Court ordered eviction proceeding.

I, _____, hereby certify that I am the vacating tenant of the rental property located at _____ in Rutherford and that the vacancy of Unit at said property was voluntarily vacated as indicated below and that I have not been harassed, intimidated or coerced by the Landlord and/or its agents with the intent to have myself vacate the rental unit or received a reduction by the landlord in services which caused myself to vacate the premises. Vacancy was accomplished by my own willful abandonment.

THE FOREGOING STATEMENTS ARE MADE BY THE UNDERSIGNED UNDER OATH AND WITH FULL KNOWLEDGE THAT IF ANY OF THE SAME IS A WILLFUL MISSTATEMENT OF FACT; THE PENALTIES PROVIDED BY LAW FOR PERJURY SHALL APPLY.

Dated: _____
_____ Vacating Tenant

Vacating Tenant Email Address: _____

Vacating Tenant Mailing Address: _____

LANDLORD CERTIFICATION FOR NONCOMPLIANT TENANTS

The above mentioned vacating tenant has refused to sign the Tenant Voluntary Vacancy Certification. I am requesting a hearing before the Rent Leveling Board to establish that the Tenant vacated the premises through his/her own willful abandonment and his/her refusal to sign the Tenant Voluntary Vacancy Certification is unwarranted.

THE FOREGOING STATEMENTS ARE MADE BY THE UNDERSIGNED UNDER OATH AND WITH FULL KNOWLEDGE THAT IF ANY OF THE SAME IS A WILLFUL MISSTATEMENT OF FACT; THE PENALTIES PROVIDED BY LAW FOR PERJURY SHALL APPLY.

Dated: _____
_____ Owner/Landlord/Authorized Agent