

NOTICE OF TENANTS' RIGHTS

AVISO DE DERECHOS DE LOS INQUILINOS
THÔNG BÁO VỀ QUYỀN LỢI NGƯỜI THUÊ

Per City of San José [Tenant Relocation Assistance Ordinance](#)
This notice is also posted at www.sanjoseca.gov/CodeEnforcement

If the City issues a **Notice of Violation** or **Order to Vacate** to a landlord, then this **Notice of Tenants' Rights** must be provided to all tenants of the property. This notice only summarizes the Tenant Relocation Assistance Ordinance, Please review the actual ordinance, [Municipal Code 17.20.2100](#), to determine if the provisions apply to you. If you have questions, contact the Code Enforcement Division, City of San José, 408-535-7770.

Conditions for which assistance must be provided. Under the provisions of the Tenant Relocation Assistance Ordinance, tenants may qualify for relocation assistance if ANY of the following actions apply:

- The owner or owner's agent requests that a unit be vacated because the unit is being rehabilitated to comply with a Notice of Violation.
- The owner or owner's agent does not request that a unit be vacated, but the tenant must vacate because the City determines that substandard conditions endanger the health and safety of the tenant.
- The City or a Court order the unit or the building that contains the unit to be vacated due to substandard conditions or because its existence, use, or occupancy is unlawful under State Law or under San José [Municipal Code Title 17, 20 or 24](#).

Assistance and benefits. When any of the above actions occur, the owner of the unit must provide relocation assistance and displacement benefits to the tenant as detailed in [Municipal Code 17.20.2100](#). Assistance and benefits include but are not limited to:

- Substitute safe, legal housing **at no additional rent or cost**, or advance payment equivalent to the fair market rent established by the federal Department of Housing and Urban Development (HUD) for a comparable unit for up to three months.
- Certain paid moving expenses and transportation expenses to jobs or schools.
- The right to sue the landlord if required benefits are not provided.

Conditions for which assistance does not apply. The owner of the unit is NOT required to provide assistance or benefits if any of the following conditions apply:

- The owner makes corrections without having been served a **Notice of Violation** or **Order to Vacate**.
- The tenant or the tenant's guest caused, or substantially contributed to, the conditions subject to enforcement.
- The displacement is the result of a natural disaster and the owner did not contribute to the impact of the disaster.
- Displacement occurred as part of a lawful eviction.

Right to Reoccupy. Tenants shall have the right to reoccupy the unit from which the tenants were displaced when the substandard or otherwise unlawful conditions of the unit are corrected as detailed in Municipal Code 17.20.2130.

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SPANISH
Tenga este aviso importante traducido. Usted puede tener derecho a la asistencia de reubicación. Para obtener más información, llame al departamento de Acatamientos de Reglamentos al 408-535-7770.

VIETNAMESE
Xin vui lòng nhờ người dịch thông báo quan trọng này. Bạn có thể được hưởng hỗ trợ tái định cư. Để biết thêm thông tin, hãy gọi Ban Thực Thi Điều Lệ tại 408-535-7770.

CAMBODIAN
សូមទទួលបានព័ត៌មានសំខាន់ៗសម្រាប់អ្នកជំនួញ។
លោកអ្នកអាចត្រូវបានផ្តល់សិទ្ធិចំពោះជំនួយការប្តូរទីកន្លែង។
សម្រាប់ព័ត៌មានបន្ថែម សូមហៅទូរស័ព្ទទីក្រុង San José តាមលេខ 408-535-7770។

CHINESE
請翻譯這份重要的通知。
您可能有權獲得搬遷協助。
如需更多資訊，請致電聖荷西市政府，電話號碼 408-535-7770。

KOREAN
번역 이 통지서 를 가져옵니다.
당신은 이주 지원금 을받을 수 있습니다. 자세한 내용은 408-535-7770 에서 산호세 의 도시 를 호출합니다.

LAOTIAN
ເຈົ້າອາດຈະມີສິດໃນການຍ້າຍສະຖານທີ່ໃໝ່ໃນຄວາມຊ່ວຍເຫຼືອ. ເພື່ອຂໍມາດຕະການໂທຖາມເທດສະບານເມັງເຊີນໂຮເສ ເບໂທ: 408-535-7770.



This **Notice of Tenants' Rights** is being provided to the occupants of

_____ because the Code Enforcement Division is requiring the owner to vacate the unit and repair substandard housing conditions.

Who can I contact at the Code Enforcement Division if I have questions?

INSPECTOR	PHONE	EMAIL
SUPERVISOR	PHONE	EMAIL

Why am I receiving this notice? Tenants must be given a notice of their rights when Code Enforcement issues a notice to vacate a unit because of substandard housing conditions.

When do I have to vacate my unit? Generally, units must be vacated the same day. A notice is placed on each unit door stating the restrictions.

What if the owner does not offer to relocate me? Owners are required to provide relocation assistance in accordance with the law. If an owner does not voluntarily provide relocation assistance, then tenants can file a claim in court.

What organizations can help me? In addition to the Code Enforcement Division, these organizations may be able to help tenants who are dealing with landlord and relocation issues:

- 408-293-4790 Law Foundation of Silicon Valley
- 408-720-9888 Project Sentinel
- 408-287-0864 Asian Law Alliance

Where can I find out more information about the law? The San José Municipal Code, Section 17.20 Part 11 [Owner Relocation Obligations](#) is available online and can also be found at public libraries and at City Hall.

What types of relocation assistance and benefits are owners required to provide? This assistance and benefits are detailed in [Municipal Code 17.20.2100](#) and include but are not limited to:

- Substitute safe, legal housing or advance payment equivalent to the fair market rent established by the federal Department of Housing and Urban Development (HUD) for a comparable unit for up to three months.
- Certain paid moving expenses and transportation expenses to jobs or schools.
- Right to reoccupy the unit from which the tenant(s) was displaced.
- The right to sue the landlord if required benefits are not provided.

Are there any reasons that a tenant might not be eligible for relocation benefits? The owner of the unit is NOT required to provide assistance or benefits if any of the following conditions apply:

- The owner makes corrections without having been served a **Notice of Violation** or **Order to Vacate**.
- The tenant or the tenant's guest caused, or substantially contributed to, the conditions subject to enforcement.
- The displacement is the result of a natural disaster and the owner did not contribute to the impact of the disaster.
- Displacement occurred as part of a lawful eviction.

This publication can be made available in alternative formats, such as Braille, large print, audio tape or computer disk. To make a request, call 408-535-7770 (voice) or 408-294-9337 (TTY).