



# San Francisco Residential Rent Stabilization and Arbitration Board

租務委員會日期戳記  
Rent Board Date Stamp

請注意：若您的大樓是 1979 年 6 月 13 日之後建設，租住單位不適用租務條例，我們無法受理您的訴求。

NOTE: If your building was constructed after June 13, 1979, the rental unit is not subject to the Rent Ordinance and we cannot process your petition.

## 租客訴求 / TENANT PETITION

請使用書面英語完整填寫此表格。 / Complete this form in written English.

↓ 租住單位信息 ↓ Rental Unit Information					
單位街號 <i>Street Number of Unit</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	San Francisco, CA 941_____		
綜合建築體名稱 (若有) <i>Name of Building Complex (If Applicable)</i>		大樓完整地址 (最小與最大編號) <i>Entire Building Address (lowest &amp; highest numbers)</i>			
大樓單位數量 <i>Number of Units in Building</i>	目前每月租金 <i>Current Monthly Base Rent</i>	遷入日期 <i>Move-in Date</i>			
大樓是否在 1979 年 6 月 13 日以前建造? <i>Was the building constructed before June 13, 1979?</i>		<input type="checkbox"/> 是 <i>Yes</i>	<input type="checkbox"/> 否 <i>No</i>	<input type="checkbox"/> 不知道 <i>Don't Know</i>	
遷入後，屬： <i>At move-in, this was:</i>		<input type="checkbox"/> 無人使用單位 <i>a vacant unit</i>		<input type="checkbox"/> 既有租賃的一部分 <i>part of an existing tenancy</i>	
租金支付給 (單選)： <i>The rent is paid to (select one):</i>		<input type="checkbox"/> 所有權人 / <i>Owner</i>		<input type="checkbox"/> 住戶管理人 / <i>Resident Manager</i>	
		<input type="checkbox"/> 管理公司 / <i>Management Co</i>		<input type="checkbox"/> 其他 / <i>Other:</i> _____	
若您付租給主要租戶，您必須使用分租客訴求表，而非此租客訴求表。 <i>If you pay rent to a Master Tenant, you must use the Subtenant Petition form instead of this Tenant Petition form.</i>					
請列出之前曾向出租務委員會提出其他訴求的案號： <i>Please list the case numbers of prior relevant Rent Board petitions above.</i>					
↓ 租客信息 ↓ 請列出每個租客的訴求人，若有需要請自行添加額外表格。 <i>Tenant Information: Please list each tenant petitioner. If more room is needed, attach additional page.</i>					
<b>1.</b>					
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
郵寄地址：街號 <i>Mailing Address: Street Number</i>		街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 郵遞區號 <i>State Zip Code</i>
主要電話 / <i>Primary Phone Number</i>				其他電話 / <i>Other Phone Number</i>	
<b>2.</b>					
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
郵寄地址：街號 <i>Mailing Address: Street Number</i>		街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 郵遞區號 <i>State Zip Code</i>
主要電話 / <i>Primary Phone Number</i>				其他電話 / <i>Other Phone Number</i>	

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<b>↓ 租客代表資訊 ↓</b> <i>Tenant Representative Information:</i>		<input type="checkbox"/> 律師 <i>Attorney</i>	<input type="checkbox"/> 非律師代表 <i>Non-attorney Representative</i>	<input type="checkbox"/> 翻譯 <i>Interpreter</i>	
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
<b>郵寄地址:</b> 街號 <i>Mailing Address: Street Number</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 <i>State</i>	郵遞區號 <i>Zip Code</i>
主要電話 / <i>Primary Phone Number</i>			其他電話 / <i>Other Phone Number</i>		
<b>↓ 所有權人信息 ↓ Owner Information</b>					
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
<b>郵寄地址:</b> 街號 <i>Mailing Address: Street Number</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 <i>State</i>	郵遞區號 <i>Zip Code</i>
主要電話 / <i>Primary Phone Number</i>			其他電話 / <i>Other Phone Number</i>		
<b>↓ 住戶經理人信息 (若有) ↓ Resident Manager Information (if applicable)</b>					
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
<b>郵寄地址:</b> 街號 <i>Mailing Address: Street Number</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 <i>State</i>	郵遞區號 <i>Zip Code</i>
主要電話 / <i>Primary Phone Number</i>			其他電話 / <i>Other Phone Number</i>		
<b>↓ 管理公司信息 (若有) ↓ Management Company Information (if applicable)</b>					
公司名稱 / <i>Name of Company</i>		經理名字 / <i>First Name of Manager</i>		中間名 / <i>Middle Initial</i>	姓氏 / <i>Last Name</i>
<b>郵寄地址:</b> 街號 <i>Mailing Address: Street Number</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 <i>State</i>	郵遞區號 <i>Zip Code</i>
主要電話 / <i>Primary Phone Number</i>			其他電話 / <i>Other Phone Number</i>		
<b>↓ 屋主代表資訊 ↓</b> <i>Landlord Representative Information:</i>		<input type="checkbox"/> 律師 <i>Attorney</i>	<input type="checkbox"/> 非律師代表 <i>Non-attorney Representative</i>	<input type="checkbox"/> 翻譯 <i>Interpreter</i>	
首字母名字 / <i>First Name</i>		中間名 / <i>Middle Initial</i>		姓氏 / <i>Last Name</i>	
<b>郵寄地址:</b> 街號 <i>Mailing Address: Street Number</i>	街名 <i>Street Name</i>	單位號 <i>Unit Number</i>	城市 <i>City</i>	州 <i>State</i>	郵遞區號 <i>Zip Code</i>
主要電話 / <i>Primary Phone Number</i>			其他電話 / <i>Other Phone Number</i>		

# San Francisco Residential Rent Stabilization and Arbitration Board

## 租客訴求 / TENANT PETITION

此訴求的原因如下：（請僅選擇適用的原因。）

*I am filing this petition for the following reason(s): (Check ONLY the reasons that apply.)*

- A. 房屋服務嚴重減低：**（訴求必須附 **A** 表格）  
*Substantial Decrease in Housing Services: (Form A must be attached to petition.)*

我所取得的房屋服務嚴重減低，但租金並未相對減低。此項原因包括針對違反統一旅館訪客政策所提出之訴求。

*I have received a substantial decrease in housing services without a corresponding decrease in the rent. This includes claims based on noncompliance with Uniform Hotel Visitor Policy.*

- B. 維修缺失：**（訴求必須附 **B** 表格）  
*Failure to Repair and Maintain: (Form B must be attached to petition.)*

我在過去 **60** 日內收到加租通知，我不認為我應該支付此租金，因為房東並未依法律規定進行必需的維修。

*I received a notice of rent increase within the last 60 days and I do not believe I should pay it because the landlord has failed to do requested repair and maintenance that is required by law.*

- C. 違法加租：**（訴求必須附 **C** 表格）  
*Unlawful Rent Increase(s): (Form C must be attached to petition.)*

我收到違法加租及 / 或我希望租務委員會決定我目前的租金金額是否合法。

*I received an unlawful rent increase and/or I want the Rent Board to determine whether my current rent is a lawful amount.*

- D. 反對轉付：**（訴求必須附 **D** 表格）  
*Challenges to Passthroughs: (Form D must be attached to petition.)*

房東不當徵收或未結束下列一項或數項轉付：

*The landlord improperly imposed or failed to discontinue one or more of the following passthroughs:*

- a. 設施（瓦斯與電費）轉付  
*Utility (Gas and Electric) Passthrough*
- b. 水收益債券轉付  
*Water Revenue Bond Passthrough*
- c. 一般義務債券措施轉付  
*General Obligation Bond Measure Passthrough*
- d. 主要修繕轉付  
*Capital Improvement Passthrough*

- E. 其他：** / Other: \_\_\_\_\_  
(附書面說明所訴求之救濟，例如要求認定管轄區 / 免除，或其他聽證會要求。)  
*(Attach a written explanation of the relief sought, such as a request for determination of jurisdiction/exemption, or other request for a hearing.)*

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## 租客訴求人聲明

### DECLARATION OF TENANT PETITIONER(S)

本人在理解加州法偽證後果下聲明，此信息與每個附件、聲明與表格，據本人所知與相信，均屬真實且正確。  
*I declare under penalty of perjury under the laws of the State of California that this information and every attached document, statement, and form is true and correct to the best of my knowledge and belief.*

**備註：** 租住單位的每個租客希望加入此訴求者，皆必須簽署此聲明。居住於不同租住單位中的租客，必須另外填寫訴求。

**NOTE:** *Every tenant of the rental unit who wishes to be included in this petition must sign this declaration. Any tenant who lives in a different rental unit must file a separate petition.*

\_\_\_\_\_  
(請工整書寫姓名 / *Print Full Name*)

\_\_\_\_\_  
(租客訴求人簽名 / *Signature of Tenant Petitioner*)

\_\_\_\_\_  
(日期 / *Date*)

\_\_\_\_\_  
(請工整書寫姓名 / *Print Full Name*)

\_\_\_\_\_  
(租客訴求人簽名 / *Signature of Tenant Petitioner*)

\_\_\_\_\_  
(日期 / *Date*)

\_\_\_\_\_  
(請工整書寫姓名 / *Print Full Name*)

\_\_\_\_\_  
(租客訴求人簽名 / *Signature of Tenant Petitioner*)

\_\_\_\_\_  
(日期 / *Date*)

在此勾選如果您在聽證會當天需要翻譯。 如果是這樣，您需要提交翻譯困難申請表。翻譯員必須講以下語言 (請選擇一項) / *Check here if you will need an interpreter on the day of the hearing. If so, you will need to submit the Hardship Application for Interpreter Form. The interpreter must speak the following language (check one):*

粵語 / *Cantonese*    國語 / *Mandarin*    其他 / *Other* \_\_\_\_\_

# San Francisco Residential Rent Stabilization and Arbitration Board

## 租客訴求 – A 表格 房屋服務嚴重減低

### TENANT PETITION – FORM A SUBSTANTIAL DECREASE IN HOUSING SERVICES

房東嚴重減低某房屋服務，但未減低租客的基本租金時，租客得向租務委員會提出訴求，要求減低基本租金。【條例第 37.8(b)(2)條】 / *A tenant may file a petition with the Rent Board for a reduction in base rent when the landlord has substantially decreased a housing service without reducing the tenant's base rent. [Ordinance Section 37.8(b)(2)]*

房屋服務定義見條例第 37.2(g) 條，指房東關於租住單位之使用或佔用所提供之任何服務，包括但不限於：維修、更換、維護、油漆、照明、暖氣、水、電梯服務、洗衣設施與權利、看管人服務、拒絕搬遷、家具、電話、停車、契約規定租客權利（包括居住人人數的權利，無論明示或暗示，且無論契約是否禁止分租及 / 或轉讓），以及任何其他福利、權利或設施。 / *A Housing Service is defined in Ordinance Section 37.2(g) as any service provided by the landlord connected with the use or occupancy of a rental unit including, but not limited to: repairs; replacement; maintenance; painting; light; heat; water; elevator service; laundry facilities and privileges; janitor service; refuse removal; furnishings; telephone; parking; rights permitted the tenant by agreement, including the right to have a specific number of occupants, whether express or implied, and whether or not the agreement prohibits subletting and/or assignment; and any other benefits, privileges or facilities.*

租客如希望以減低房屋服務為理由，成功提出要求，則應負責依照規章第 10.10 條提供下列各項證明：

*To establish a successful claim based on decreased housing services, the tenant has the burden of proving each of the following elements under Rules and Regulations Section 10.10:*

- 1) 該事項屬房屋服務。 / *The item was a housing service;*
- 2) 房屋服務可合理預期，及 / 或在租賃開始時所提供，及 / 或在租賃開始前確實由房東承諾，或租賃開始後添加，且如果服務提供時已支付加租。 / *The housing service was reasonably expected and/or provided at the commencement of the tenancy and/or verifiably promised by the landlord prior to commencement of the tenancy, or added after commencement of the tenancy if additional rent was paid when it was provided;*
- 3) 房屋服務減低、拆除或房東或管理人未提供。 / *The housing service was decreased, removed or not provided by the landlord or manager;*
- 4) 已給予房東或管理人房屋服務減低要求的實際通知或解釋性通知。 / *The landlord or manager was provided actual or constructive notice of the decreased housing service claim;*
- 5) 房東或管理人在收到要求通知後，未於合理期間內提供或回復房屋服務。 / *The landlord or manager failed to provide or restore the housing service within a reasonable amount of time after receiving notice of the claim;*
- 6) 房屋服務減低嚴重。 / *The decrease in housing service was substantial; and*
- 7) 房東未依照所減低的房屋服務，合理減低基本租金。 / *The landlord did not reduce the base rent by a reasonable amount for the decreased housing service.*

備註：除非業主經已執行強制的防地震翻新工程，下列房屋服務，房東無條例第 37.9(a)條規定的「正當理由」逐出原因，不得自租用中分割：車庫設施、停車設施、車道、儲存空間、洗衣房、露台、庭院、花園或廚房設施或旅館單人房的起居間【條例第 37.2(r)條】。 / **NOTE:** *Unless the landlord is performing mandatory seismic retrofit work, the following housing services may not be severed from the tenancy by the landlord without one of the “just cause” eviction reasons set forth in Ordinance Section 37.9(a): garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, gardens, or kitchen facilities or lobbies in single room occupancy (SRO) hotels. [Ordinance Section 37.2(r)]*

若您指稱無「正當理由」發生特定房屋服務的不當分割，除了提出服務減低要求要求減低租金外，您還可以向租務委員會提出聲稱不當分割的房屋服務報告。租務委員會將通知您的房東您提出不當分割聲稱，且提供房東關於相關法律之信息，但僅有法院可判定是否具備「正當理由」。 / *If you are alleging that a wrongful severance of one of the specified housing services has occurred without a “just cause” reason, you may file a Report of Alleged Wrongful Severance of a Housing Service with the Rent Board in addition to filing a decrease in services claim for a rent reduction. The Rent Board will notify your landlord about your claim of wrongful severance and provide the landlord with information about the applicable law. However, only a court can determine whether “just cause” exists.*

# San Francisco Residential Rent Stabilization and Arbitration Board

## 租客訴求 – A 表格 房屋服務嚴重減低

### TENANT PETITION – FORM A SUBSTANTIAL DECREASE IN HOUSING SERVICES STATEMENT

下列所有信息都必須提供。若您需要額外紙張，請在訴求後再附加額外的 A 表格。請使用書面英語完整填寫此表格。  
*All information requested below must be provided. If you need additional space, please attach another Form A to the petition. Complete this form in written English.*

簡單列出每一項住房減少服務如下 (例如：冰箱壞了、缺乏熱暖氣、發黴、室友更換等)  <i>Briefly list each decreased housing service below                      (Examples: Broken Refrigerator, Lack of Heat, Mold, Roommate Replacement, etc.)</i>	房屋服務何時減低? (年月日)  <i>When was the housing service decreased?                      (Month/Date/Year)</i>	何時告知房東房屋服務減低? (列出所有通知日期&附上所有書面通知)  <i>When was the landlord notified of the decreased service? (List notice dates &amp; attach all written notices)</i>	是否回復減低房屋服務?  <i>Was the decreased housing service restored?</i>	所請求的每月租金減少額度*  <i>Dollar amount of monthly rent reduction requested*</i>
(1)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(2)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(3)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(4)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(5)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(6)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$
(7)			<input type="checkbox"/> 否/No <input type="checkbox"/> 是/Yes, on _____ (日期/Date)	\$

\* 請備註：行政法官對各個項目所能減低的金額範圍，不能超過所訴求之金額。此外，行政法官所命令的每月租金減低總額，不能超過您的每月基本租金。另外，租務委員會不能決定對費用、個人傷害或財產損失提供金額賠償。若您希望就此類損害取得賠償，您必須尋求法律諮詢，瞭解如何在法院提出訴求。 / \* **NOTE:** *The Administrative Law Judge (ALJ) cannot reduce the rent for an item by more than the amount requested in the petition. Furthermore, the ALJ cannot order a total monthly rent reduction that is more than your monthly base rent. Also, the Rent Board cannot award money for out-of-pocket expenses, personal injury or property damage. If you want compensation for these types of damages, you should seek legal advice on how to file your claim in court.*