



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 & 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>					
1.					
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 <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>		
2.					
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 <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>		

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<input checked="" type="checkbox"/> 租客代表資訊 <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>	
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 <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>		
↓所有權人信息↓ Owner Information					
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 <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>		
↓住戶經理人信息 (若有) ↓ Resident Manager Information (if applicable)					
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 <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>		
↓管理公司信息 (若有) ↓ Management Company Information (if applicable)					
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>
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 <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>		
<input checked="" type="checkbox"/> 屋主代表資訊 <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>	
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 <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>		

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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.)

San Francisco Residential Rent Stabilization and Arbitration Board

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 – C 表格 非法加租聲明

TENANT PETITION – FORM C UNLAWFUL RENT INCREASE STATEMENT

請填寫本表格上的所有相關信息。若您向主要租客付租，請使用分租客訴求表，而非此表格。請使用書面英語完整填寫此表格。 / Please fill out all applicable information on this form. If you pay rent to a Master Tenant, please use the Subtenant Petition form instead. Complete this form in written English.

1. 我的基本租金違法加租，金額超過所允許之年度加租與儲存加租（租務委員會認定您的法定基本租金時，必須審查您自原始租賃開始之日起，或 1981 年 4 月 1 日起的完整租賃歷史，以上述兩者較晚日期為主）。
My base rent was unlawfully increased by an amount that exceeds all allowable annual and banked increases. (To determine your lawful base rent, the Rent Board must review your complete rent history starting with the date the original tenancy began or April 1, 1981, whichever is later.)

a. 我遷入的日期是 / I moved in on _____

b. 屬新租賃，單位在我遷入以前為空房；或

This was a new tenancy and the unit was vacant immediately before I moved in; OR

屬既有租賃，我遷入時，單位中仍有其他租客居住。

This was an existing tenancy and other tenants were living in the unit when I moved in.

c. 如果是新租賃，您遷入當時的基本租金為多少？

If this was a new tenancy, what was the total initial base rent when you moved in? \$ _____

d. 如果是既有租賃： / *If this was an existing tenancy:*

i. 原始租客何時遷入？ / *When did the original tenant(s) move in?*

i. _____

ii. 原始租客的原本基本租金總額為多少？

ii. \$ _____

What was the total initial base rent for the original tenant(s)?

e. 請選此項若：(i)您居住在 2 – 4 單位大樓；且(ii)您的租賃在 1994 年 12 月 21 日以前開始；且(iii)在 1994 年 12 月 22 日有所有權人居住在大樓當中（提議一受影響單位）。 / *Check the box if: (i) you live in a 2 - 4 unit building; and (ii) your tenancy commenced on or before December 21, 1994; and (iii) an owner lived in the building on December 22, 1994 (Proposition I Affected Units).*

2. 我希望租務委員會決定我目前的租金是否屬合法金額。 / *I want the Rent Board to determine whether my current rent is a lawful amount.*

請在本表格 2-C 提供您完整的租賃歷史，並於下方提供任何其他信息，解釋您的相關要求。若您僅對依照 Costa-Hawkins 租住房屋法或規章第 6.14 條的加租提出反對，您無須在 C 表格 2-C 頁提供完整的租賃歷史，但您必須在 C 表格 4-C 頁填寫 Costa-Hawkins / 第 6.14 條加租聲明 / *Please provide your full rent history on page 2C of this form and provide any additional information below that helps to explain your claim. If you are only contesting a rent increase that was imposed pursuant to the Costa-Hawkins Rental Housing Act or Rules and Regulations §6.14, you do not need to provide your full rent history on Form C, page 2-C, but you do need to complete the Costa-Hawkins/§6.14 Rent Increase Statement on Form C, page 4-C.*

San Francisco Residential Rent Stabilization and Arbitration Board

租客訴求 – C 表格 租金歷史

TENANT PETITION – FORM C RENT HISTORY

若您僅對依照 Costa-Hawkins 租住房屋法或規章第 6.14 條的加租提出反對，您無須在 C 表格 2-C 頁提供完整的租賃歷史，但您必須在 C 表格 4-C 頁填寫 Costa-Hawkins / 第 6.14 條加租聲明。/ *If you are only contesting a rent increase that was imposed pursuant to the Costa-Hawkins Rental Housing Act or Rules and Regulations §6.14, you do not need to provide your full rent history on this page, but you do need to complete the Costa-Hawkins/§6.14 Rent Increase Statement on Form C, page 4-C.*

請仔細遵守下列指示 / PLEASE FOLLOW THESE INSTRUCTIONS CAREFULLY

- 在下表中，請先填寫原始租賃開始的日期（「遷入日」），然後填寫租賃開始當時的基本租金金額（「原始基本租金總額」）。（若於 1981 年 4 月 1 日以前開始租賃，請填寫 1981 年 4 月 1 日當時的租金，而非租賃開始當時的租金。）此項金額必須為整個租住單位的租金，而非僅限於您分用部分的租金。/ *In the chart below, first write the date the original tenancy began (“Move-in Date”). Then write the amount of the base rent at the commencement of the tenancy (the “Total Initial Base Rent”). (If the tenancy began before April 1, 1981, write the rent in effect on April 1, 1981 instead of the rent at the commencement of the tenancy.) This amount should be the rent for the entire rental unit, not just your share of the rent.*
- 從「加租日」下第 1 欄開始，列出從遷入日以後第一次加租開始，至最近一次加租為止，每次加租的日期（包括在您入住前的加租）。（若您需要額外紙張，請自行附加。）/ *Starting in Box No. 1 under “Date of Increase,” list the date of each rent increase for the tenancy (even if the increases occurred prior to your occupancy), starting with the first rent increase after the Move-in Date and ending with the most recent rent increase. (If you need additional space, please attach another page.)*
- 在每個加租日期的旁邊，填寫該次調整後新租金的總額（「新租金總額」）。
Opposite each rent increase date, write the total amount of the new rent after that increase (“Total New Rent”).
- 若同一天加租有數項原因（例如年度增租加上主要修繕轉付），請分別列出調漲項目。
If there was more than one reason for a rent increase on the same date (for example, an annual increase plus a capital improvement passthrough), please list each increase separately.
- 附上顯示每次加租日期與金額的文件，例如原始租賃契約、加租通知、租金收據、匯款單及 / 或取消的租金支票。
Attach documents that demonstrate the date and amount of each rent increase such as the original lease, rent increase notices, rent receipts, money order receipts and/or canceled rent checks.

加租日 DATE OF INCREASE (年月日 / Month/Date/Year)	新租金總額 TOTAL NEW RENT (元 / Dollar Amount)	加租日 DATE OF INCREASE (年月日 / Month/Date/Year)	新租金總額 TOTAL NEW RENT (元 / Dollar Amount)
遷入日 Move-in Date:	原始基本租金總額 Total Initial Base Rent: \$		
1.	\$	7.	\$
2.	\$	8.	\$
3.	\$	9.	\$
4.	\$	10.	\$
5.	\$	11.	\$
6.	\$	12.	\$

San Francisco Residential Rent Stabilization and Arbitration Board

租客訴求 – C 表格

COSTA-HAWKINS / 第 6.14 條加租聲明

TENANT PETITION – FORM C INFORMATION ABOUT COSTA-HAWKINS/§6.14 RENT INCREASE

Costa-Hawkins 租住房屋法【民法第 1954.53(d)條；條例第 37.3(d)條】規定，先前原始居住人不再永久居住於單位內時，對於在 1996 年 1 月 1 日以前未居住於單位內的合法分租客或受讓人，房東得加租，金額不限。分租客在 1996 年 1 月 1 日以前居住於單位內者，不適用此項加租。此外，任何合租客在原始居住人之後遷入，無論合租客何時簽署，均不適用此項加租。合租客係為與房東有口頭或書面協議，或房東以接受租金或其他行為方式，而成為房東之租客者。

The Costa-Hawkins Rental Housing Act [Civil Code Section 1954.53(d); Ordinance Section 37.3(d)] provides that when the last original occupant no longer permanently resides in the unit, the landlord may increase the rent by any amount to a lawful subtenant or assignee who did not reside in the unit prior to January 1, 1996. A subtenant who resided in the unit before January 1, 1996 is not subject to such a rent increase. In addition, any co-tenant who moved in after the original occupant is not subject to such a rent increase, regardless of when the co-tenant moved in. A co-tenant is someone who has an oral or written agreement with the landlord, or whom the landlord has treated as a tenant by the acceptance of rent or other conduct.

規章第 6.14 條另外規定，先前原始居住人遷出單位時，若房東及時給予所有剩餘佔有人一項「6.14 條通知」，則可無限制地對剩餘居住人加租。6.14 條通知可向任何之後的居住人發出，無論之後的居住人屬分租客或合租客。6.14 條通知必須告知之後的居住人，先前原始居住人遷出單位時，房東可無限制地加租。此外，6.14 條通知必須在房東得知或應得知之後居住人居住於單位後，於合理期間內，向之後的居住人發出。一般而言，60 日為合理期間。

Rules and Regulations Section 6.14 separately provides for an unlimited rent increase on remaining occupants when the last original occupant vacates the unit, if the landlord timely served all remaining occupants with a written “6.14 notice.” A 6.14 notice can be served on any subsequent occupant, whether the subsequent occupant is a subtenant or a co-tenant. The 6.14 notice must inform the subsequent occupant that the landlord can impose an unlimited rent increase when the last original tenant vacates the unit. In addition, the 6.14 notice must be served on the subsequent occupant within a reasonable time after the landlord knows or should have known that the subsequent occupant resides in the unit. Generally, sixty days is considered reasonable.

合理、暫時性離開單位，例如為了工作、旅行或讀書，均不構成原始居住人遷出，或不再永久居住於單位內的條件。

Reasonable, temporary absences from the unit, such as for work, travel or education, will not warrant a determination that the original occupant has vacated or no longer permanently resides in the unit.

San Francisco Residential Rent Stabilization and Arbitration Board

租客訴求 – C 表格

COSTA-HAWKINS / 第 6.14 條加租聲明

TENANT PETITION – FORM C

COSTA-HAWKINS/§6.14 RENT INCREASE STATEMENT

請勾選下列所有適用欄位，並附上所有相關證據，證明您要求對象的非法加租。請使用書面英語完整填寫此表格。：

Please check all applicable boxes below and attach all relevant evidence that supports your claim that the rent increase is unlawful. Complete this form in written English.

- 3.** 房東依照 Costa-Hawkins 租住房屋法及 / 或規章第 6.14 條，不當加租（附上您所反對的加租通知，若您希望租務委員會審查您的完整租賃歷史，並為您判定合法的基本租金，您還必須填寫 C 表格 2-C 頁。若無此需求，租務委員會將僅認定 Costa-Hawkins 及 / 或第 6.14 條加租的有效性）。

The landlord has improperly increased my rent under the Costa-Hawkins Rental Housing Act and/or Rules and Regulations Section 6.14. (Attach the rent increase notice you are challenging. If you want the Rent Board to review your complete rent history and determine your lawful base rent, you must also complete Page 2-C of Form C. Otherwise, only the validity of the Costa-Hawkins and/or §6.14 rent increase will be determined.)

- a.** 我反對依照 Costa-Hawkins 法的加租，因為：
I am contesting the rent increase under the Costa-Hawkins Act because:
- i.** 原本居住人仍永久性居住於單位內。
An original occupant still permanently resides in the unit.
 - ii.** 我是單位 1996 年 1 月 1 日以前的合法分租客或受讓人。
I am a lawful subtenant or assignee who resided in the unit prior to January 1, 1996.
 - iii.** 我是合租客，與房東有房東-房客間的直接關係。
I am a co-tenant with a direct landlord-tenant relationship with the landlord.
 - iv.** 其他理由（請解釋） / *Other reason (Explain):*
- b.** 我反對依照第 6.14 條之加租，因為：
I am contesting the rent increase under Section 6.14 because:
- i.** 先前原始居住人並未遷出單位。
The last original occupant has not vacated the unit.
 - ii.** 房東未及時給予我 6.14 條有效通知。
The landlord did not timely serve me with a valid 6.14 notice.
 - iii.** 其他理由（請解釋） / *Other reason (Explain):*