



San Francisco Residential Rent Stabilization and Arbitration Board

租務委員會日期戳記
Rent Board Date Stamp

聲稱不當逐出報告 / **REPORT OF ALLEGED WRONGFUL EVICTION**

↓租住單位信息↓ Rental Unit Information

San Francisco, CA 941 _____

| | | | |
|------------------------------------|--------------------------|---------------------------|-------------------------|
| 街號 <i>Street Number of Unit</i> | 街名 <i>Street Name</i> | 單位號 <i>Unit Number</i> | 郵遞區號 <i>Zip Code</i> |
|------------------------------------|--------------------------|---------------------------|-------------------------|

| | | |
|--|--|---|
| 大樓完整地址（最小與最大編號） <i>Entire Building Address (lowest & highest numbers)</i> | 綜合建築體名稱（若有） <i>Name of Building Complex (If Applicable)</i> | 大樓單位數量 <i># of Units in Building</i> |
|--|--|---|

遷入日期/*Move-in Date*: _____ 遷入後，屬/*At move-in, this was*: 無人使用單位/*a vacant unit*
 既有租賃的一部分/*part of an existing tenancy*

物業是哪一年建造的？/*What year was the property constructed?* _____

第 8 節房屋租賃券/*Section 8 voucher*? 是/*Yes*
 否/*No*

租金支付給（單選） / *The rent is paid to (select one)*: 所有權人/*Owner*
 管理公司/*Management Co.*
 住戶管理人/*Resident Manager*
 其他/*Other*: _____

此戶住有未滿 18 歲兒童。 / *This household includes children under 18.* 是/*Yes* 否/*No*

學齡兒童（幼稚園到 12 歲）人數: _____
List the number of school aged children (grades K-12) above.

請列出之前曾向出租務委員會提出其他訴求的案號: _____
Please list the case numbers of prior relevant Rent Board petitions above.

租戶注意事項： 即使您提交本報告，房東亦有可能在法庭上對您提出「不法佔有」（逐出）訴訟。如果您收到法庭文件，請立即尋求法律協助。

WARNING TO TENANTS: *The filing of this report will not prevent the landlord from filing an Unlawful Detainer (eviction) lawsuit against you in court. IF YOU RECEIVE COURT PAPERS, YOU SHOULD SEEK LEGAL ASSISTANCE IMMEDIATELY.*

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↓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。

Tenant Information: Please list each tenant petitioner. If more room is needed, attach additional page.

首字母名字/ *First Name*

中間名/ *Middle Initial*

姓氏/ *Last Name*

郵寄地址: 街號

街名

單位號

城市

州

郵遞區號

Mailing Address: Street Number

Street Name

Unit Number

City

State

Zip Code

主要電話/ *Primary Phone Number*

電郵/ *Email Address*

如果您與屋主或主要房東同住，請提供可以聯絡到您的次要地址。

If you share the same residential address as the owner or master tenant, please provide a second address where you can be reached.

郵寄地址: 街號

街名

單位號

城市

州

郵遞區號

Mailing Address: Street Number

Street Name

Unit Number

City

State

Zip Code

↓租客代表資訊↓

律師

非律師代表

翻譯

Tenant Representative Information:

Attorney

Non-attorney Representative

Interpreter

首字母名字/ *First Name*

中間名/ *Middle Initial*

姓氏/ *Last Name*

郵寄地址: 街號

街名

單位號

城市

州

郵遞區號

Mailing Address: Street Number

Street Name

Unit Number

City

State

Zip Code

主要電話/ *Primary Phone Number*

電郵/ *Email Address*

請提供本報告通知書所有收件人的下列資訊。 / *Provide the following information for all parties who should receive notice of this report.*

↓所有權人信息↓ *Owner Information*

首字母名字/ *First Name*

中間名/ *Middle Initial*

姓氏/ *Last Name*

郵寄地址: 街號

街名

單位號

城市

州

郵遞區號

Mailing Address: Street Number

Street Name

Unit Number

City

State

Zip Code

主要電話/ *Primary Phone Number*

電郵/ *Email Address*

↓主要租戶信息 (若有) ↓ *Master Tenant Information (if applicable)*

首字母名字/ *First Name*

中間名/ *Middle Initial*

姓氏/ *Last Name*

郵寄地址: 街號

街名

單位號

城市

州

郵遞區號

Mailing Address: Street Number

Street Name

Unit Number

City

State

Zip Code

主要電話/ *Primary Phone Number*

電郵/ *Email Address*

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↓管理公司信息 (若有) ↓ Management Company Information (if applicable)

公司名稱 / Name of Company 經理名字 / First Name of Manager 中間名 / Middle Initial 姓氏 / Last Name

郵寄地址: 街號 街名 單位號 城市 州 郵遞區號
Mailing Address: Street Number Street Name Unit Number City State Zip Code

主要電話 / Primary Phone Number 電郵 / Email Address

↓屋主代表資訊↓ 律師 非律師代表 翻譯
Landlord Representative Information: Attorney Non-attorney Representative Interpreter

首字母名字 / First Name 中間名 / Middle Initial 姓氏 / Last Name

郵寄地址: 街號 街名 單位號 城市 州 郵遞區號
Mailing Address: Street Number Street Name Unit Number City State Zip Code

主要電話 / Primary Phone Number 電郵 / Email Address

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.)

1. 我收到要求我離開或清空租住單位的**通知書** (逐出通知)
I received a **written** Notice to Quit or Vacate my rental unit (an eviction notice).

日期 / on _____ 寄件人 / from _____
(收到通知書的日期) (Date of Receipt of Notice) (名字) / (First Name) (姓氏) / (Last Name)

逐出通知要求我在此日期之前離開我的租住單位: _____
The eviction notice requires me to vacate my rental unit by: _____ (日期) / (Date)

- 是, 我已在此報告中附上離開或清空通知書副本。
Yes, I have included a copy of the Notice to Quit or Vacate with this report.

2. 在 _____ 房東已口頭要求我離開租住單位和/或表現出希望我 _____
(收到通知書的日期) (Date of Receipt of Notice) (在此日期之前) (Date)
搬離的行為。
On _____ (Date of Receipt of Notice) the landlord **orally** told me to vacate my rental unit and/or through conduct has tried to make me move out by _____ (Date).

- 是, 我已第 5 頁附上一則聲明, 詳細說明我的主張基礎。
Yes, I have included a true statement fully describing the basis for my claim on page 5.

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請填寫下面的 / **Please complete the following:**

我的租金到期日是：_____。
My rent is due on the date above.

我目前的租金是 \$ _____。
My current rent is listed above.

我主動提出支付租金 / I offered to pay rent.

是/ Yes 否/ No

如果回答是，請註明金額 / If Yes, state amount \$ _____ 和提議日期 / and date of offer: _____

房東是否收了您的租金 / Did the landlord accept the rent?

是/ Yes 否/ No

如果回答否，請簡要說明 / If No, please explain briefly:

我已經搬離租住單位 / I have vacated my rental unit.

是/ Yes 否/ No

如果回答是，請註明搬出日期 / If Yes, state date of move-out: _____

房東已向高等法院提出不法佔有 (逐出) 訴訟:

是/ Yes 否/ No

An Unlawful Detainer (eviction) action has been filed in Superior Court.

如果回答是，我瞭解租務委員會不會針對向高等法院提起的逐出個案進行調查。我必須在收到傳喚令和不法佔有投訴書後 5 天內自行回應。 / If Yes, I understand that the Rent Board will not carry out an investigation on eviction cases filed in Superior Court. I am responsible for filing my own response in Superior Court within 5 days of receiving the Summons and Complaint for Unlawful Detainer.

您和所有權人是否住在同一個單位？ / Do you live in the same unit with the owner?

是/ Yes 否/ No

如果回答是，請利用第 5 頁的空白處說明該單位，並且註明是否有其他人同住。 / If Yes, use the space provided on page 5 to describe the unit and state whether there are other occupants in the unit.

您是否與主要租戶住在同一個單位？ / Do you live in the same unit with a master tenant?

是/ Yes 否/ No

如果回答是，主要租戶是否有在租賃生效前將通知書交給您，告知您不適用租賃法規的「正當理由」逐出條款？(請附上通知書副本。) / If Yes, did the master tenant give you written notice prior to commencement of your tenancy, that your tenancy is not subject to the "just cause" eviction provisions of the Rent Ordinance? (Please attach a copy of the notice.)

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我認為此逐出行為是不正確的，原因如下： / ***I believe this eviction is wrongful because:***

- | | | |
|---|---|--|
| <input type="checkbox"/> 我被鎖在我的公寓門外。 <i>I have been locked out of my apartment.</i> | <input type="checkbox"/> 通知書上註明的「正當理由」與事實不符。 / <i>“Just cause” reason stated in notice is not true.</i> | <input type="checkbox"/> 房東拒絕接受我付的租金。 <i>Landlord has refused to accept rent payment.</i> |
| <input type="checkbox"/> 水電已被中斷。 <i>Utilities have been turned off.</i> | <input type="checkbox"/> 沒有提供關於逐出通知的建議條款。 / <i>No advice clause given on eviction notice.</i> | <input type="checkbox"/> 房東試圖透過騷擾的方式收回租住單位的所有權。 / <i>Landlord has attempted to recover possession of my unit through harassment.</i> |
| <input type="checkbox"/> 逐出通知書上並未註明「正當理由」。 / <i>No “just cause” reason stated on the eviction notice.</i> | <input type="checkbox"/> 房東付給我的搬遷費用不正確。 / <i>The landlord paid me incorrect relocation amounts.</i> | <input type="checkbox"/> 其他 / <i>Other.</i> |

(請完整說明您對不當逐出的主張。若有需要請自行添加額外表格。)

(Please provide a complete description of your claim of wrongful eviction. Use additional sheets if necessary.)

租客訴求人聲明 / **DECLARATION OF TENANT(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.

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 report must sign this declaration. Any tenant who lives in a different rental unit must file a separate report.*

(請工整書寫姓名 / *Print Name*)

(租客簽名 / *Signature of Tenant*)

(日期 / *Date*)

(請工整書寫姓名 / *Print Name*)

(租客簽名 / *Signature of Tenant*)

(日期 / *Date*)

(請工整書寫姓名 / *Print Name*)

(租客簽名 / *Signature of Tenant*)

(日期 / *Date*)