

## Know your rights and responsibilities as a tenant or landlord

### Landlords are **required** to do the following:

- Possess a valid Union City business license and register their rental unit(s) with the City
- Provide a specific and allowable reason to the tenant for terminating a lease/tenancy
- Notify tenants of their rights under the ordinance in all of the following situations:
  - Entering into a new lease or rental agreement
  - Renewing a lease or rental agreement
  - Serving a notice of termination

### Ordinance **prohibits** landlords from engaging in certain harassment activity, including, but not limited to:

- Failing to perform repairs or maintenance
- Interfering with the tenant's right to quiet use and enjoyment of the rental unit - Refusing to accept or acknowledge receipt of lawful rent
- Removing tenant's personal property from the rental unit
- Influencing a tenant to vacate through fraud, intimidation or coercion

Additional information and a Notice of Tenant Rights form are available at: [www.unioncity.org/rent-requirements](http://www.unioncity.org/rent-requirements)

\*Ordinance is applicable to all residential rental units unless the rental unit qualifies for an exception as provided in Union City Municipal Code section 5.50.030

### Contact Us:

#### ECHO Housing

Phone: (855) 275-3246

Email: [unioncityrentreview@echofairhousing.org](mailto:unioncityrentreview@echofairhousing.org)

#### Union City

Phone: (510) 675-5392 or (510) 675-5322

Email: [housing@unioncity.org](mailto:housing@unioncity.org)

### Other Resources:

#### Alameda County Bar Association – Lawyer Referral Service

- (510) 302-2222 (Dial Option 4)
- Lawyer referral service
- 30 min consultation for \$35
- [acbanet.org/need-a-lawyer](http://acbanet.org/need-a-lawyer)

#### Alameda County Bar Association – Volunteer Legal Services

- (510) 302-2222 (Dial Option 4)
- Must income qualify to receive services
- [acbanet.org/volunteer-legal-services-corporation](http://acbanet.org/volunteer-legal-services-corporation)

#### Bay Area Legal Aid

- Toll Free: (800) 551-5554
- Alameda County: (510) 250-5270
- Must income qualify to receive services
- [baylegal.org](http://baylegal.org)

#### Centro Legal de la Raza

- Legal Services Agency
- (510) 437-1554
- [centrolegal.org](http://centrolegal.org)

#### East Bay Community Law Center

- Defense for Eviction Lawsuits
- (510) 548-4040
- [ebclc.org](http://ebclc.org)

#### Eviction Defense Center

- (510) 452-4541
- Must income qualify to receive services
- [evictiondefensecenteroakland.org](http://evictiondefensecenteroakland.org)

#### Tenants Together

- Tenants Rights Hotline
- (888) 495-8020
- [tenantstogether.org](http://tenantstogether.org)

# ALLOWABLE CAUSES FOR TERMINATION:

1. Non-payment of rent
2. Tenant violated a material term of the lease
3. Tenant has used unit for illegal purposes
4. Tenant has violated applicable health and safety code(s)
5. Tenant rejected extending their existing lease
6. Unit will be substantially renovated
7. Landlord returning from deployment
8. Condo conversion
9. Landlord will remove unit from market (includes selling unit to a bona fide buyer)
10. Landlord or landlord's parents or children will move into unit

## Union City Eviction Process

