

**OAKLAND'S GENERAL GUIDELINES FOR TENANTS IN FORECLOSED HOUSING****During and After Foreclosure: Know your Rights! Do not be Bullied!****The basic RULES are:**

1. You don't pay rent to your old landlord after foreclosure.
2. You may be protected under the Oakland Rent Ordinance and/or Oakland's Just Cause for Eviction Ordinance. Call the Oakland Rent Program at 238-3721 to find out.
3. The new owner, usually a bank, cannot immediately raise the rent or evict you without proper, written legal notice.
4. The new owner must identify who they are and provide you with written information on where to send your rent.
5. Your security deposit is transferred from the old to the new owner.
6. If the utilities were paid for by the previous owner, the new owner is now responsible those payments.

**What to do:****IF YOU RECEIVE THREATENING NOTICES THAT SAY YOU WILL BE EVICTED IN 48 HOURS OR 5 DAYS OR ANY OTHER AMOUNT OF TIME:**

Call the tenant hotline at 510-TENANTS for immediate assistance.

*Additional resources found on the next page.*

**YOUR RIGHT TO INFORMATION**

1. If you receive a notice in the mail that you do not understand, call for help.
2. Do not be intimidated by brokers, agents or lawyers representing the new owner/bank.
3. If a broker, agent or lawyer claiming to represent the new owner/bank knocks at your door, DEMAND their business card, the name and address of the new owner/bank, and get this in writing. You DO NOT have to make decisions or agreements with this person on the spot.

**YOUR RESPONSIBILITY FOR INFORMATION**

Collect your old lease, rent receipts, or cancelled rent checks and keep in a special folder. Do not give the originals away.

**YOUR RESPONSIBILITY FOR RENT**

1. Do not pay rent until you have written confirmation from the new owner of their name and the address of where to send rent money.
2. You MUST set aside rent money until you know who the owner is.
3. Any gap time DOES NOT mean you do not have to pay rent for your housing.

**IF YOU ARE OFFERED "CASH FOR KEYS"**

1. Ask for all offer details in writing.
2. Consider carefully: decide whether you want to move. If so, calculate the true cost of moving, including what market rents are and moving cost, and get assistance to negotiate the best deal.
3. Call the tenant hotline for help with negotiating: 510-TENANTS

**FINALLY**

The City of Oakland holds ALL property owners – including banks – to the same standard of providing legal, crime- and blight-free, humane living conditions for tenants.

**When in doubt – GET HELP!**

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**For help with eviction notices:**

**FIRST**, contact the **Tenant's Assistance Hotline**: 510-TENANTS

Additional resources for tenants:

**East Bay Community Law Center**

2921 Adeline St., Berkeley, CA

(510) 548-4040

<http://www.ebclc.org/>

**Centro Legal De La Raza**

3400 E.12<sup>th</sup> St., Oakland, CA

(510) 437-1554

<http://www.centrolegal.org/>

**Eviction Defense Center**

1611 Telegraph Ave., Oakland, CA

(510) 452-4541

<http://www.evictiondefense.org/>

**Bay Area Legal Aid**

1735 Telegraph Avenue, Oakland, CA

(510) 250-5270

<http://www.baylegal.org/>

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For help with unlawful rent increase or decrease in services, Contact:

**Oakland Residential Rent Adjustment Program**

250 Frank Ogawa Plaza, Ste. 5313, Oakland, CA 94612

(510) 238-3721

<https://www.oaklandca.gov/topics/rent-adjustment-program>

Email: [rap@oaklandca.gov](mailto:rap@oaklandca.gov)

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To report building code violations, Contact:

**City of Oakland Building Services**

(510) 238-3381

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To report actual or imminent utility shut-off, Contact:

**Neighborhood Law Corps**

(510) 238-6628

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If you are a homeowner facing foreclosure, contact:

**Homeowner Assistance Hotline**: 510-271-8443, x 313