



CITY OF OAKLAND
newsrelease
Office of the City Attorney

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City, tenants and landlords settle major challenge to Just Cause Ordinance
Oakland rent board adopts regulations on eviction timelines as part of settlement this week

OAKLAND – An association of landlords, a tenants' rights group and the City of Oakland have agreed to a settlement that ends a major challenge to the City's Just Cause for Eviction Ordinance (Measure EE) and creates clearer timelines for evictions in Oakland.

"This settlement is good for both landlords and tenants," Oakland City Attorney John Russo said. "It allows the City to uphold the intent of Measure EE, and it provides tenants and landlords with more clarity about their rights and obligations under the ordinance."

Oakland's Just Cause Ordinance, approved by voters and enacted in 2002, requires most landlords in the city to have a specific "good cause" for evicting a tenant. Causes include non-payment of rent, violation of the rental agreement, nuisance or illegal activity or a move by the property owner. The ordinance also requires landlords to send a "notice to cease" to tenants before starting certain eviction processes.

The Rental Housing Association of Northern Alameda County challenged the ordinance in 2003. Just Cause Oakland, a major backer of Measure EE, intervened as a party in the case to defend the ordinance. In May 2006, the Alameda County Superior Court upheld some of the challenged provisions of the ordinance, but invalidated a few others. The Rental Housing Association and the City both appealed that decision.

New regulations agreed to in the settlement and approved on November 13 by the Oakland Rent Adjustment Board establish reasonable timelines for tenants to correct lease violations or other problems.

Another appeal of the Superior Court's decision by a group of individual landlords is expected to go forward.

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