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**To:** [Gabe Paulson](#); [Scot Candell](#); [Kevin Haroff](#); [Catherine Way](#); [Kevin Carroll](#)  
**Cc:** [Dan Schwarz](#); [City Clerk](#)  
**Subject:** Just Cause Eviction Protections  
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Dear Larkspur City Council Members,

It was concerning to see in the recent [staff report](#) a recommendation that the council not adopt any local just cause eviction protections to supplement the extremely minimalist protections offered by state law, with the exception of somewhat higher relocation payments.

Local rent stabilization requires robust local just cause eviction protections in order to be effective. The [Costa-Hawkins Rental Housing Act](#) guarantees landlords the right to raise rents without restriction for each new tenancy. That means once rent stabilization is established, a strong incentive is created for landlords to evict their long-term tenants in order to circumvent the cap on annual rent increases. The easiest way to do this is by exploiting the no-fault evictions found in the [Tenant Protection Act](#) (AB1482), such as owner move-ins, substantial remodels, or permanent removals from the rental market (aka Ellis Act evictions). For example, a landlord may say a family member is moving in or that they're permanently removing the rental unit from the market, evict the tenant, then quietly put the unit back on the market a few months later at a much higher rent.

AB1482 has virtually no provisions to discourage, prohibit, or guard against these well known and commonly exploited loopholes. That is why we need local just cause eviction protections to supplement AB1482. These protections should be focused on closing these loopholes and providing support for tenants who are evicted due to no fault of their own.

Specifically, tenants are asking for the following provisions to be adopted:

**Right of Return:** That tenants displaced due to a no-fault eviction have the right to return to their former unit at their former rent—plus any lawful increases under rent stabilization—if it ever again becomes available.

**Relocation Payments:** Relocation payments for tenants displaced due to a no-fault eviction that meet the actual costs of local relocation, including first and last month's rent, a security deposit, and moving expenses. We suggest four months rent at fair market value.

**Ellis Act Evictions:**

1. Landlords should be liable to tenants for triple damages if they re-rent their unit within two years of an Ellis Act eviction.
2. Landlords should only be able to charge the amount of rent charged to the originally evicted tenant—plus any lawful increases under rent stabilization—if they re-rent their unit within five years.
3. Evicted tenants should have a right of return for five years following an Ellis Act eviction.
4. Landlords should provide 120 days notice for Ellis Act evictions.

**Protections for Vulnerable Communities:**

1. Tenants who are elderly (62+), disabled, or terminally ill should be exempt from no-fault owner move-in evictions, unless the owner/family member is elderly, disabled, or terminally ill; elderly or disabled tenants must have resided in the unit for one year to qualify.
2. Tenants who are educators or students (under 18) during the school year should be exempt from no-fault owner move-in evictions, unless the owner/family member is elderly, disabled or terminally ill; tenants must have resided in the unit for one year to qualify.
3. Households with tenants who are children (under 18), elderly (62+), disabled, or terminally ill should receive an additional \$3,000 relocation payment for no-fault evictions.
4. Tenants who are elderly (62+), disabled, or terminally ill should receive one year advanced notice for Ellis Act evictions.

These do not comprise an exhaustive list of desirable local just cause eviction protections, but they should act as a foundation for any new ordinance to incorporate. Please consider them seriously in your upcoming deliberations.

Thank you,

Curt Ries  
Co-Chair, Marin DSA