

OAKLAND EVICTION CONTROL REFERENCE SHEET[©]

Constructed and first offered for rent

**ON OR AFTER
12-31-1995**

**Just Cause Eviction
NOT REQUIRED**

Constructed and first offered for rent

**ON OR BEFORE
12-30-1995**

**✓ Just Cause Eviction
REQUIRED**

Oakland's Just Causes for Evictions

- Failure to pay rent.
- Material violation of Rental Agreement.
- Refusal to renew written Rental Agreement.
- Substantial Damage.
- Disorderly conduct.
- Illegal purpose.
- Denial of access to unit.
- Landlord previously occupied the unit and has written agreement with tenant allowing re-occupancy.
- Owner Move-In/Relative Move-in.
- Ellis Act

EXEMPTIONS

- New units constructed and first offered for rent **ON OR AFTER 01-01-1996**.
- Hotels, motels and other housing for transient occupancy.
- Hospitals and certain other health facilities.
- Non-profit facilities for temporary housing for homeless persons.
- Non-profit substance abuse treatment facilities.
- Owner-occupied properties for three or fewer units.
- Units in trust for the developmentally disabled.
- Owner-occupied units sharing a kitchen or bath with tenants.

PLEASE CONTACT US FOR MORE INSIGHTS AND INFORMATION