

Mobile Home Rent Stabilization Ordinance

CHAPTER 10
JUST CAUSE FOR EVICTION

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A. Authority

The Mobile Home Rent Stabilization Ordinance (MHRSO), Section 46.9(3), authorizes the Rental Housing Committee (RHC) to establish rules and regulations for administration and enforcement of the MHRSO, including clarifications of ambiguities in the MHRSO related to the adherence to the just cause for eviction protections, relocation assistance, and first right of return included in Section 46.8 and the stabilization of rents included in Section 46.6.

B. Contents of Notices of Termination

Any notice of termination given to a Mobile Home Tenant pursuant to Section 46.8 of the MHRSO shall include the following:

- (i) The basis for the termination with specificity;
- (ii) That the Mobile Home is covered under the MHRSO;
- (iii) That the Mobile Home Tenant may seek assistance from the Mountain View Rental Housing Helpline, including the phone number for the Helpline; and
- (iv) In the event an ordinance is in effect regarding MHRSO controlled units, such as tenant relocation requirements, a fact sheet summarizing the rights and obligations of such ordinance, as provided by the City, must be given to the Mobile Home Tenant with any notice of termination.

C. Filing of Notices and Complaints with the RHC

1. Mobile Home Tenancy. Any notice that must be provided to a Mobile Home Tenant or in connection with the termination of a tenancy pursuant to Section 46.8 shall be filed with the RHC within three (3) days of service upon the Mobile Home Tenant. Any Mobile Home Landlord who serves a summons or complaint for unlawful detainer upon a Mobile Home Tenant for just cause under Section 46.8 or obtains a judgment for unlawful detainer against a Mobile Home Tenant of a covered Mobile Home shall also file a copy of said documents with the RHC within seven (7) days of service upon the Mobile Home Tenant. Any Mobile Home Landlord who serves a notice to terminate a tenancy pursuant to Section 46.8 shall provide the RHC with written notice if the Mobile Home Tenant vacates the Mobile Home, either as a result of the notice of termination or a subsequent action

for unlawful detainer no later than seven (7) days after the Mobile Home Tenant vacates the Mobile Home.

2. Mobile Home Space Tenancy. Any notice that must be provided to a Mobile Home Owner or in connection with the termination of a tenancy pursuant to the Mobilehome Residency Law, codified at Civil Code Sections 798.55 through 798.62 (hereinafter "the MRL"), shall be filed with the RHC within three (3) days of service upon the Mobile Home Owner. Any Mobile Home Park Owner who serves a summons or complaint for unlawful detainer upon a Mobile Home Owner for just cause under the MRL or obtains a judgment for unlawful detainer against a Mobile Home Owner shall also file a copy of said documents with the RHC within seven (7) days of service upon the Mobile Home Owner. Any Mobile Home Park Owner who serves a notice to terminate a tenancy pursuant to the MRL shall provide the RHC with written notice if the Mobile Home Owner vacates the Mobile Home Space, either as a result of the notice of termination or a subsequent action for unlawful detainer no later than seven (7) days after the Mobile Home Owner vacates the Mobile Home Space.