SAN FRANCISCO RENT BOARD

LIST OF RECENT AMENDMENTS TO THE RULES AND REGULATIONS — 02/12

Following is a list of recent amendments to the Rent Board's Rules and Regulations:

1. 2009 Amendments to the Rules and Regulations

EFFECTIVE DATE	RULES & REGULATIONS SECTION	AMENDMENT
02/17/09	1.19	Amends the definition of Tenant's Utilities by deleting reference to Pacific Gas and Electric Company as the only provider of natural gas and electricity.
8/4/09	6.16	Clarifies that the filing by a tenant of a hardship application stays payment of the utility passthrough until the hardship claim is decided by an Administrative Law Judge after a hearing.
Amended 9/8/09, to be effective 11/01/09	12.16	Establishes a time frame for temporarily displaced tenants to reoccupy the unit after completion of capital improvement work.

2. 2011 Amendments to the Rules and Regulations

EFFECTIVE DATE	RULES & REGULATIONS SECTION	AMENDMENT
12/14/11	12.20	Provides that a tenant may not be evicted for violation of a unilaterally imposed change in the terms of a tenancy unless the tenant accepted the newly imposed term in writing or the newly imposed term is authorized by the Rent Ordinance. Also provides that a landlord's inability to evict a tenant for violation of a unilaterally imposed term shall not constitute a decrease in house service under the Rent Ordinance as to any other tenant.

3. 2012 Amendment to the Rules and Regulations

EFFECTIVE DATE	RULES & REGULATIONS SECTION	AMENDMENT
2/1/12	12.20	Allows a landlord to make a unilateral change in the terms of a tenancy where such change is required by law.