

Correspondence Received from the Public

#	Survey Question: How would increasing the no-fault just cause relocation assistance from 2 months to 3 months of rent impact you as a landlord/tenant?	Survey Target Population
1	As a property owner I have to bear the cost of increasing insurance premiums and increases in costs to maintain my property. When tenants move I have to make sure everything is in top shape. Where is my financial assistance?	Landlord
2	The movie Pacific Heights.	Landlord
3	I have a SFR rental. Only recently have I had a positive cash flow with my SFI, after COVID-19 in 2020, averaging \$5000 per year. The assistance program will wipe almost all my profit from the last 4 years. I depend on the profit to recover from negative income from prior years. I need the rental income to cover my family's personal living expense. We are seniors near retirement. Me and my spouse are sole owners of the SFR property. This is an unfair economic hardship to individual owners.	Landlord
4	Will not consider making substantial improvements to the property	Landlord
5	I'm not renting now because of tenant laws.	Landlord
6	This is my business and my livelihood. I am not a charity. The burden of need should be shared by all of Society, not just landlord's and certainly not in Sunnyvale where all my tenants are high-income tech workers.	Landlord
7	What is the analysis / justification for this arbitrary increase???!!! No doubt more increases are on the horizon. Costs for utilities & maintenance have jumped with inflation. Rent control and TP costs cap income, dramatically reducing building improvements and neighborhood quality of life. Plus TP restricts owner's ability to move into the property. TP is also unfair since Sunnyvale's one year lease requirement obviates CA 2019 ability to evict in the first year.	Landlord
8	I will be forced to increase the rent every year.	Landlord
9	I have 2 disabled tenants; 1 participates in section 8 voucher program. One disabled tenant does not qualify for section 8 voucher program	Landlord
10	Landlord usually doesn't have an incentive to move out paying tenants so this assistance is just going to end up making housing more expensive to provide.	Landlord
11	Tenant-protection laws should include clear penalties for knowingly false allegations against landlords. Today, tenants can file baseless claims with little risk while landlords incur large legal costs—especially when contingency-fee attorneys pursue nuisance settlements. Add fee-shifting and sanctions for proven falsehoods to deter abuse and keep the system fair for both sides.	Landlord
12	I will be more careful and selective on new tenants	Landlord

13	When lease is matured and property manager should be able to evict tenants without any compensation.	Landlord
14	Restricts my ability to evict tenants that are disruptive to other tenants with proper notice.	Landlord
15	It is unfair for city to control too much on small landlords. We had spent a lot of money on property taxes, maintenance and repairs, utilities bill increases, insurance bill increases, we are not a bank, we are just hardworking people and get a little income from the rent, please stop to robber us	Landlord
16	This is super unfair to landlords. Particularly some landlords are also suffering from bad tenants	Landlord
17	Two months seems reasonable for a no fault eviction. Sometimes you have to remodel and that is an inconvenience for both Landlord and Tenant. Keeping the housing stock in modern shape is good for all.	Landlord
18	Who owns the property?!	Landlord
19	Already there is difficulty collecting back rent due to pandemic, and now you want to increase payment to renters? Who thinks up this socialist? stuff?	Landlord
20	I think the city should protect the landlord also. The city shouldn't only protect the tenant. We also paid tax to you and it's not fair that the city can't protect people like us.	Landlord
21	I respectfully believe these proposals only hurt renters in the long run.	Landlord
22	My tenants are high tech workers, making large salaries. My rentals are my retirement. I was not reimbursed for eviction moratorium, because my tenants were not economically affected. Now you want me to continue to "gift" people more affluent than I am. Are you trying to take my land? This is my business and my livelihood.	Landlord
23	fault is hard to define, it is going to increase ownership costs	Landlord
24	It allows me to stay in short term housing while looking for a suitable longer term property.	Tenant
25	Landlord will let house fall apart, be unpleasant, manipulate tenants so that we move out, rather than force a no fault eviction	Tenant
26	Makes it difficult to find housing	Tenant
27	unsure if this would apply to tenants of mobile home parks but who own the home they live in	Tenant
28	City should not allow unless the owners family is going to live there.	Tenant
29	The government should stay out of it.	Tenant
30	Does it apply to those who own a mobile home on rented property?	Tenant

31	Why is there policy that places responsibility of providing relocation assistance on the Landlord in one of the wealthiest places in the world? Why would you want to discourage landlords from owning and providing rental units to the Public - why would this not impact rent and inflation in a negative way? This policy clearly places value in real dollars on specific individuals over others.	Tenant
32	Landlords are very greedy and shady and will find a loophole around this rule	Tenant
33	Sounds a bit more fair to tenants.	Tenant
34	Knowing the city is ensuring landlords wait until the lease ends instead of evicting is a lot nicer for planning future moves	Tenant

From: [Grace Cell](#) [REDACTED]
To: [Samantha Luke](#)
Subject: Tenant Protections Program update
Date: Sunday, October 26, 2025 10:03:10 AM

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hello,

I am against the update to assist no fault tenant rent assistance from 3 to 2 months rent for without fault.

There are always reasons why the owner needs to take back the rental.

1). When the tenant left without paying the landlord the Sunnyvale city did not pay the landlord money back.

Why does the landlord need to pay more than California state law for one month?

2). The landlord is ONE who pays property taxes and city utilities (multiple units),

why the city of Sunnyvale chose to favor the tenant who has less of the skin of the game.

I own two multiple rental units for many years and I am against city requiring the landlord to pay more relocation assistance.

Please be fair to the landlords who support the city Sunnyvale and STOP pro-tenant.

Grace Keng
Landlord in Sunnyvale

*Sunnyvale requires landlords to pay **three months' rent** as relocation assistance for no-fault evictions. This is a higher amount than California's state law, which requires one month's rent.*



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LETTER TO THE SUNNYVALE CITY COUNCIL
A POV from Mom-and-Pop Landlords of Sunnyvale & Silicon Valley
Request for Review and Rebalancing of Local Rental Laws
A Call for Sunnyvale to Lead as a Game Changer in Housing Fairness

November 25, 2025

Sunnyvale City Council
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Mayor Larry Klein and Members of the Sunnyvale City Council,

My name is Teresa Agustin from ARESA Properties and I am writing to you not only as a small, mom-and-pop landlord, but as someone who has deep, lifelong roots in this community. I was **born and raised in Silicon Valley for 40 years**, and although my family has since relocated to San Francisco a year ago, **my heart, my history, and my business remain in Sunnyvale.**

My rentals are here. My investment in this community is here. And it is because of that long-standing connection that I continue to support the South Bay rental market in Santa Clara County and care deeply about Sunnyvale's future.

Sunnyvale has always been a **City of change, progression, innovation, and opportunity.** It has a long track record of supporting business growth, strengthening neighborhoods, and ensuring that residents and property owners feel **safe, heard, and cared for.** These values are exactly why I remain committed to providing housing in this city, even after relocating.

Because of these values, I believe Sunnyvale is uniquely positioned to lead the region by becoming a true **game changer** in how cities approach housing fairness. I respectfully ask the Sunnyvale City Council to **review and rebalance the city's rental housing regulations** to restore fairness, safety, and stability for everyone involved.

I. The Housing Market in Sunnyvale Has Become Extremely Challenging for Small Property Owners

Sunnyvale is one of the most expensive and competitive rental markets in the country:

- **1BR rents** average \$3,100–\$3,500
- **2BR rents** average \$3,900–\$4,800
- **Vacancy rates** hover around 3–4%

- Costs continue to rise for:
 - Property taxes
 - Insurance
 - Repairs and maintenance
 - Utilities
- Many ADU owners are now afraid to rent due to legal risks
- A growing number of small landlords are selling or leaving units vacant

For someone like me—an individual with only a few units—these pressures make it extremely difficult to remain a housing provider, especially when protections do not apply equally.

II. Small Landlords Cannot Respond to Tenant Misconduct Under Current Rules

I fully support tenant protections. But the current framework unintentionally leaves small landlords without any recourse when tenants engage in harmful but non-criminal behavior.

In Sunnyvale, we face:

- Verbal abuse
- Harassment and intimidation
- Bad-faith complaints used as leverage
- Refusal of legal property access
- Hostile or manipulative communication

Yet **none of this qualifies as “just cause.”**

This means landlords—even those acting in good faith—have no lawful way to end a damaging or unsafe tenancy.

This imbalance:

- Does not reflect Sunnyvale’s values,
- Leaves homeowners vulnerable,
- And makes continued participation unsustainable.

III. These Issues Are Driving Small Landlords Out of Sunnyvale

Across the South Bay, many small landlords are:

- Selling their properties
- Leaving ADUs empty or using it for personal use only
- Avoiding new tenancies
- Exiting the rental market entirely

When this happens:

- The community loses stable, relationship-centered housing
- Rental availability drops
- Rents rise
- Corporate landlords take over the market
- The housing crisis worsens

Sunnyvale has always supported small businesses and families. This is the moment to extend that support to small housing providers as well.

IV. Sunnyvale Can Lead the Way With Fair, Balanced Housing Policy

With its history of innovation and community leadership, Sunnyvale can set a new standard for fairness in housing. I respectfully ask the Council to consider:

1. Recognizing tenant misconduct as legitimate “just cause”

Documented harassment, intimidation, refusal of access, or other bad-faith actions should allow a homeowner to end a tenancy.

2. Revising relocation-assistance rules

Small landlords should not face relocation costs so high (2x-3x month’s rent) that a no-fault situation becomes financially devastating.

3. Providing mediation or legal assistance for small landlords

Just as tenants have support, small housing providers should also have access to city-backed resources.

4. Offering balanced education for both landlords and tenants

Clear communication reduces conflict and misunderstanding.

5. Encouraging ADU participation by protecting homeowners

If homeowners feel safe and supported, more ADUs will be rented—helping the city meet its housing goals.

6. Embedding fairness as a core guiding housing principle

We cannot solve the housing crisis unless both sides are protected.

V. This Is Sunnyvale’s Moment to Lead

Sunnyvale has always been:

- Forward-thinking
- Community-centered
- Supportive of residents and property owners
- Bold in policymaking
- A city that finds solutions before others do

By taking meaningful action now, Sunnyvale can once again be the model city that balances the needs of both tenants and landlords—showing the entire region what thoughtful, compassionate, and practical reform looks like.

Sunnyvale can proudly say:

“Fairness matters for everyone here.”

“We protect tenants and property owners.”

“We solve the housing crisis by working together.”

VI. Conclusion

As someone who has spent four decades in Silicon Valley—and who continues to maintain roots, rental housing, and deep personal ties in Sunnyvale—I want to remain part of this city’s housing future.

I want to continue providing safe, stable, respectful housing.

But the current system makes it increasingly difficult for individuals like me to continue serving the community.

I respectfully ask the Council to rebalance these policies so Sunnyvale remains the **City of opportunity, fairness, and community care**—a place where **all residents, including property owners, feel safe, supported, and heard**. Be the game changers for Santa Clara County and the State of California.

Thank you for your time and leadership.

I would welcome the opportunity to share my experience, offer testimony, or participate in future discussions on this issue.

Respectfully,



Teresa Agustin

Sunnyvale Property Owner & Small Landlord
Born and raised in Silicon Valley (40 years)