

# Shrem & Smith P.C.

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February 3, 2015

**VIA ELECTRONIC MAIL, UNITED STATES MAIL AND PERSONAL DELIVERY**

Mr. Gabe Grano  
ggrano@sbcglobal.net  
1946 Russell Street  
Berkeley, CA 94703

**RE: 60-DAY NOTICE OF CHANGE IN TERMS OF TENANCY FOR 1946 RUSSELL STREET, BERKELEY, CA**

Dear Mr. Grano:

We represent Mrs. Lee Hua Susan Aw, your landlady. This Notice hereby supercedes any prior notices sent to you. You are hereby being given a 60-day notice of a change in your terms of tenancy pursuant to California Civil Code § 827. Please take notice that your rent will be increasing to \$4000 per month commencing April 15, 2015. You are to pay the increased rent by that day. You may pay your current rent of \$2000 due on April 1, 2015 and your prorated increased rent of \$1000 on April 15, 2015. Commencing May 1, 2015, you are to pay \$4000 per month.

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. – 4:45 p.m., Monday, Tuesday, Thursday, and Friday, and from 12:00 p.m. – 6:30 p.m. on Wednesday, telephone (510) 981-7368.

Sincerely,  
*Jean Shrem*  
Jean Shrem  
Attorney at Law