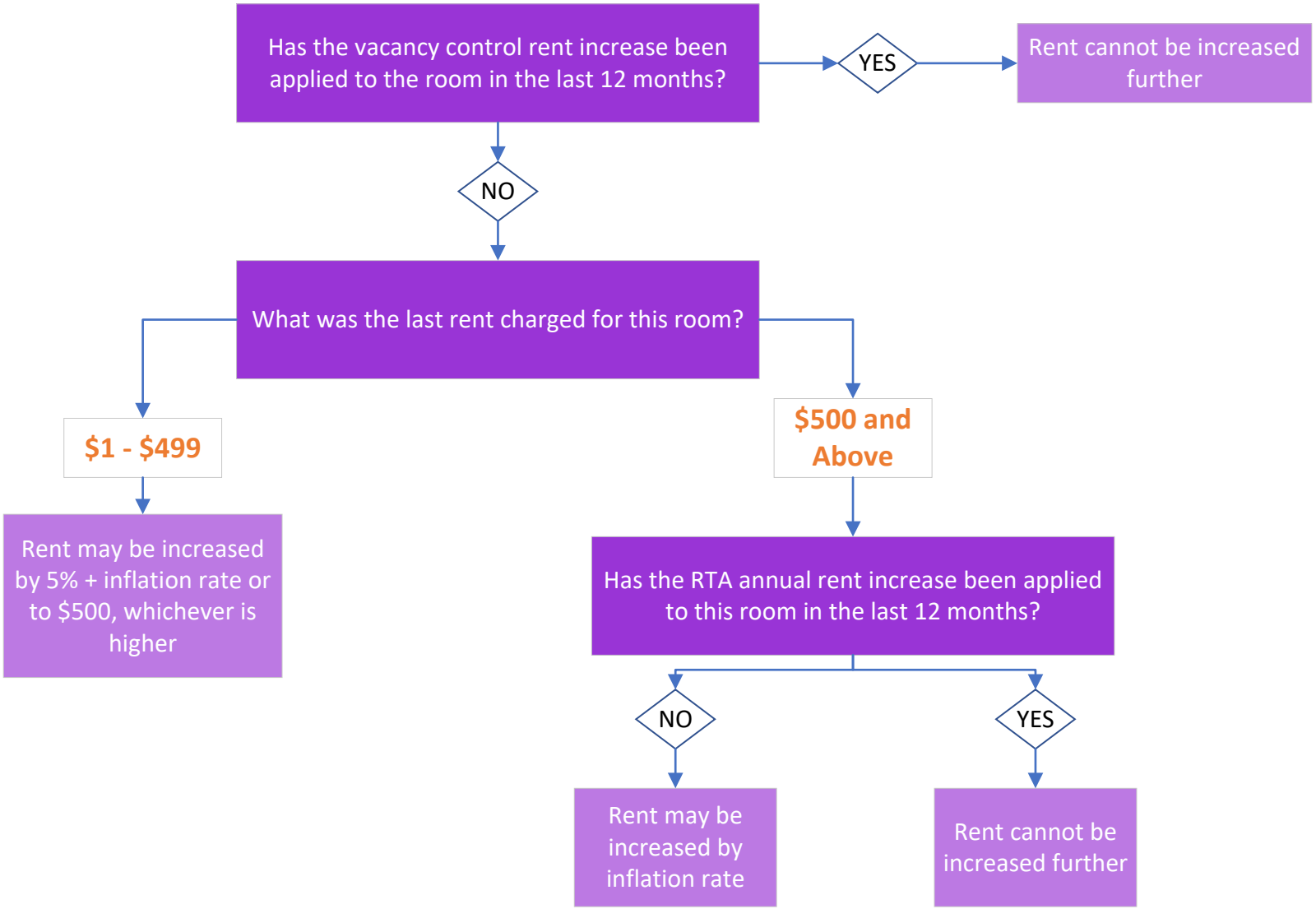Vacancy Control Allowable Rent Increase