



Edwin M. Lee
Mayor

DAVID GRUBER
PRESIDENT

Delene Wolf
Executive Director

**AMENDED NOTICE OF THE REGULAR MEETING OF
THE SAN FRANCISCO RESIDENTIAL RENT
STABILIZATION & ARBITRATION BOARD,**

BROOKS BEARD
DAVE CROW
SHOBA DANDILLAYA
JIM HURLEY
POLLY MARSHALL
CATHY MOSBRUCKER
NEVEO MOSSER
BARTHOLOMEW MURPHY
KENT QIAN

Tuesday, February 12, 2013
at 6:00 p.m.
25 Van Ness Avenue, Suite 70, Lower Level

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes
- IV. Remarks from the Public

NOTE: Pursuant to Section 2.13(e) of the Rules and Regulations, members of the public shall be limited to comments of no more than 3 minutes' duration.

V. Consideration of Appeals

A. 2085 Bush #507 AT130003

The tenant appeals the dismissal of a petition alleging decreased housing services due to her failure to appear at the hearing.

B. 1002 Filbert AT130005

The tenant appeals the decision granting the landlord's claim that the unit is not the tenant's principal place of residence, claiming non-receipt of Notice of Hearing.

C. 905 Columbus #105 AL120129

The landlord appeals the decision granting a claim of unlawful rent increases.

D. 850 Jamestown Ave. AL130004

The landlord appeals the decision granting a claim of decreased housing services.

E. 125 Palm Ave. #101 AT130002

The tenant appeals the denial of her petition alleging decreased housing services based on the loss of quiet enjoyment of her unit.

F. 101 Broderick #405 AL120123 (rescheduled from 1/15/13)

The landlord appeals the denial of his petition for a determination pursuant to Rules §1.21.

G. 180 – 4th Ave. #6 AL120124 (rescheduled from 1/15/13)

The landlord appeals the decision granting a claim of unlawful rent increase because the ALJ found that the tenant still permanently resides in the unit.

H. 1335 Union #7 AL120125

The landlord appeals the decision granting a claim of decreased housing services.

I. 2444 Van Ness #5 AL120128

The landlord appeals the decision granting a claim of unlawful rent increase because the ALJ found that the tenant is an original occupant of the unit.

J. 1713 Waller St. AT120127

The tenant appeals the decision granting a Costa-Hawkins rent increase because the ALJ found that the tenant is a post-1/1/96 subtenant.

K. 119 Oxford AT120126

The subtenant appeals the decision denying his claim of disproportional rent pursuant to Rules §6.15C(3).

L. 1211 Arguello AL130001

The landlord appeals the decision granting a claim of unlawful rent increase because the ALJ found that the tenant still permanently resided in the subject unit at the time the notice of rent increase was served.

M. 769 A 18TH Ave. AL130006

The landlord appeals the decision partially granting a claim of decreased housing services.

VI. Communications

VII. Director's Report

VIII. Old Business

Assembly Bill 1925 (Civil Code Section 1947.9)

IV. Remarks from the Public (cont.)

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IX. New Business

A. Departmental Budget

B. Rules §1.21 Petitions: Procedural Requirements

X. Calendar Items

XI. Adjournment

NOTE: If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the office of the Rent Board during normal office hours.



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Translation services, sound enhancement or alternative formats are available if requested at least 72 hours prior to the meeting. Call 252-4628 to place your specific request. Late requests will be honored if possible.

如果在開會前預早至少72小時提出申請，就可以使用我們的翻譯服務、音量增強服務或其他開會方式。如果你提出申請，我們也可以提供美式手語譯員。請致電252-4628向我們申請你想要的服務。如果遲了申請，我們會盡量安排。

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There is accessible parking available on adjacent streets (Oak Street and Hickory). Metered street parking is also available.

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The Rent Board does not discriminate on the basis of disability in employment or in the admission and access to its programs or activities.

Robert Collins has been designated to coordinate this agency's compliance with the nondiscrimination requirements of Title II of the Americans with Disabilities Act (ADA). Information concerning the provisions of the ADA, and the rights provided under the Act, are available from the ADA Coordinator. The Rent Board TTY number is 554-9845.

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Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; by phone at (415) 554-7724; by fax at (415) 554-7854; or by email at sof@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, found at <http://www.sfbos.org/sunshine>.