



Edwin M. Lee
Mayor

DAVID GRUBER
PRESIDENT

Delene Wolf
Executive Director

**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, September 17, 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. 811 – 14th St. #12 AT130070

One tenant appeals the decision granting rent increases based on increased operating expenses on the grounds of financial hardship.

B. 2428 Folsom AL130083

The Master Tenant appeals the decision determining rent overpayments pursuant to Rules §6.15C(3) on the grounds of financial hardship.

C. 1244 Castro AL130082

The landlord appeals the decision partially certifying capital improvement costs, but applying the “6-Month Rule” to one unit.

D. 36 Walter St. AL130081

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

E. 8 Gough St. AT130068

The subtenant appeals the decision determining the proportional share of the rent pursuant to Rules §6.15C(3).

F. 322 Frederick #1 AT130066
(re-scheduled from 8/13/13)

The tenant appeals the decision finding that he is not a "Tenant in Occupancy" of the subject unit.

G. 2085 Bush #507 AT130071

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

H. 1361 Filbert AL130045
(cont. from 7/16/13)

The landlord appeals the decision refunding rent overpayments, arguing that the premises should be considered exempt prior to the passage of Proposition I.

I. 165 Beacon AT130072

The tenant appeals the decision granting a rent increase based on comparable rents.

J. 312 – 18th Ave. #1 AT130073

The tenant appeals the decision finding that a rent increase is warranted pursuant to Costa-Hawkins because the original tenant no longer permanently resides on the premises.

K. 1372 Pine St. #108 AT130074

The tenant appeals the decision denying a claim of decreased housing services due to alleged noise from an upstairs unit.

L. 300 Buchanan #403 AT130075 & -76

The tenant appeals the decision granting a rent increase based on comparable rents.

M. 3531 – 17th St. AT130078

One tenant appeals the decision certifying capital improvement costs.

N. 2534 Washington AL130079 & -80

The Master Tenant appeals the decision finding that the subtenant paid a disproportional share of the rent pursuant to Rules §6.15C(3).

VI. Public Hearing

7:00 Proposed Amendments to Rules and Regulations Section 12.19

VII. Communications

VIII. Director's Report

IX. Old Business

Assembly Bill 1925 (Civil Code Section 1947.9)

IV. Remarks from the Public (cont.)

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.

X. New Business

Telephonic Testimony

XI. Calendar Items

XII. 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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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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