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

Tuesday, December 11, 2012  
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. 144 Eddy #402 AT120121

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

B. 2428 Folsom AL120122

The Master Tenant appeals the decision determining that he charged the subtenant a disproportional share of the rent, claiming that he did not receive notice of the hearing.

C. 3061 Pine AL120112

The Master Tenant appeals the decision determining that he charged the subtenant a disproportional share of the rent on the grounds of financial hardship.

D. 2133 Stockton AT120117

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

E. 875 Vallejo

AT120114 thru -16

The tenant appeals three decisions certifying capital improvement costs.

F. 1440 Golden Gate #101

AT120111

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

G. 2121 Pierce St.

AL120113

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

H. 1263 – 41<sup>st</sup> Ave.

AL120119

The landlord appeals the decision granting a claim of decreased housing services due to charging utility costs in excess of the amount specified in the lease.

I. 999 Fell St. #3

AL120118

The landlord appeals the decision finding that no rent increase is warranted under Costa-Hawkins because the tenant was an original occupant of the unit.

J. 288 – 9<sup>th</sup> St. #16

AT120120

The tenant appeals the decision denying claims of decreased housing services and the landlord's failure to repair.

VI. Communications

VII. Director's Report

VIII. Old Business

Assembly Bill 1925

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.**

IX. New Business

Communication Regarding Proposed Legislation

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.**



## ACCESSIBLE MEETING POLICY

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。

Se pueden obtener servicios de traduccion, ampliacion de sonida, u otras formas de presentacion si se solicitan por lo menos 72 horas antes de la reunion. Llame al 252-4628 para hacer su solicitud.

American sign language interpreters will be available upon request. Please contact the Rent Board at 252-4628 at least 72 hours prior to the meeting.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Rent Board Commission meetings are held at 25 Van Ness Avenue, Suite 70, lower level, and are wheelchair accessible. The closest accessible BART station is located at Civic Center. All MUNI Metro lines at Van Ness and Market Street are accessible. For other accessible MUNI lines serving this location and information about MUNI accessible services, call 3-1-1 from San Francisco or (415) 701-2311 from other areas.

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

## Policy of Nondiscrimination on the Basis of Disability and Equal Employment Opportunity Statement

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.

## Know Your Rights Under the Sunshine Ordinance

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 [soft@sfgov.org](mailto:soft@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>.