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

Tuesday, January 31, 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. 789 Carolina #9 AT120002

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

B. 930 Pacific #4 AT120004

The tenants appeal the dismissal of their hardship challenge to a water bond passthrough due to their failure to appear at the hearing.

C. 1245 Hayes #6 AT120004 & -05

The tenant appeals two Minute Orders granting certification of capital improvement costs on the grounds of financial hardship.

D. 735 Taylor #303 AT120001

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

E. 3122 – 22nd St.

AL110112

The Master Tenant appeals the decision finding that the subtenant was paying more for rent than the Master Tenant was paying the landlord.

F. 357 – 26th Ave.

AL110113

The landlord appeals the decision finding that the subject unit is not new construction and is subject to Rent Board jurisdiction.

G. 3380 – 21st St. #4

AL110125

The landlord appeals the decision finding that a rent increase is not warranted under Costa-Hawkins because an original occupant still resides in the unit.

H. 4056 – 26th St.

AL120003

The landlord appeals the denial of a petition seeking certification of capital improvement costs.

IV. Remarks from the Public (cont.)

VI. Old Business

- A. Eviction Notices and Third Party Water, Sewer and Garbage Billings to Tenants at Parkmerced

IV. Remarks from the Public (cont.)

VI. Old Business (cont.)

- B. Consideration of Possible Further Amendments to Rules and Regulations Section 12.20, as Revised on December 13, 2011, Regarding Unilaterally Imposed Obligations and Covenants of a Tenancy, Including Adding an Exception for Changes Required by Law

VII. Communications

VIII. Director's Report

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

Departmental Budget

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。

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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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