



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Rent Review Board

Daniel Johnson, Landlord
Mia Ousley, Homeowner
Maria Luisa Penaranda, Tenant
Thomas Silva, Landlord
Linda Spreer, Tenant

Tuesday, April 24, 2018

7:00 PM

City Council Chambers

1. ROLL CALL

Meeting called to order by Chair Silva at 7:00pm.

Present: Johnson, Ousley, Penaranda, Spreer.

Absent (excused): None.

Also present: Alex Mog, Assistant City Attorney, and Maryann Sargent, Senior Housing Specialist.

2. PUBLIC COMMENTS

There were no Public Comments.

3. MINUTES

3.A. Minutes of meeting held on March 27, 2018

There was a motion to approve the minutes of the March 27, 2018 Rent Review Board meeting by Board Member Penaranda, seconded by Board Member Johnson: 3 Aye, 0 No, 0 Abstentions. Two board members arrived late and did not participate in this vote.

4. CORRESPONDENCE

None written or oral from Staff.

5. HEARINGS

5.A. RRB2017-25 - 1399 Pacific Avenue, Apt. 307

Board Chair Silva called roll for the Rent Review case. The tenant, Mr. Miguel Pena, was present. The landlord's representative, Ms. Velazquez, was not present. Chair Silva called a 10 minute recess.

Chair Silva reconvened the meeting. The tenant, Mr. Pena, was present. The landlord's representative, Ms. Velazquez, had arrived.

Tenant's statement:

The tenant asked if there was a limit as to how much rent could be increased on an annual basis. He stated that he wanted to remain in his current apartment because his children attend the school in the neighborhood.

Clarifying questions from RRB members:

You have requested to have repairs done to the apartment in the past and those repairs were done. When were those repairs done? How long have you been asking for the following repairs to be done: carpet, electric stove, black mold in the bathroom?

Tenant's response:

The tenant said he requested the repairs after the last rent increase.

An agreement was reached with the landlord's representative, Ms. Velazquez, and signed at the meeting. The agreement stated that the tenant would allow the apartment to be inspected by Friday, April 27, 2018 for the four following items: floor coverings, bedroom door and lock, mold, and stove/oven repairs (with a guarantee that the drip pans would be replaced at a minimum).

The agreement also made the following stipulations: If the floors and carpets needed to be cleaned, the cleaning would be completed by the following Friday, May 4, 2018. If it was determined that the new Pergo flooring was needed in the living room and/or new carpet was needed in the bedrooms, it would be installed by the end of May 2018. The bedroom door hardware and locks must be fully functioning or replaced. A mold addendum would be included in the rental agreement. In addition to the purchase of the new drip pans, the stove must be thoroughly cleaned and fully functioning.

6. MISCELLANEOUS

Vice Chair Ousley requested an explanation of the Tenant Relocation Ordinance.

7. BOARD MEMBER COMMENTS

There were no Board Member Comments.

8. STAFF COMMENTS

There were no Staff Comments.

9. ADJOURN

Board Member Johnson moved to adjourn the meeting, seconded by Board Member Penaranda with all in favor. Motion to adjourn at 8:08pm.