



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### Rent Review Board

*Daniel Johnson, Landlord*  
*Mia Ousley, Homeowner*  
*Kristen Schumacher, Tenant*  
*Thomas Silva, Landlord*  
*Linda Spreer, Tenant*

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Tuesday, May 28, 2019

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Meeting called to order by Chair Silva at 7:05 p.m.

Present: 4 - Chair Silva, Johnson, Ousley, Spreer

Absent: 1 - Schumacher

#### 2. PUBLIC COMMENTS

There were no Public Comments

#### 3. MINUTES

##### 3.A. [19-300](#) Draft Minutes of the Meeting of April 23, 2019

Attachments: [RRB Mtg\\_Draft Minutes\\_2019.04.23](#)

A motion was made by Board Member Ousley, seconded by Board Member Johnson, to approve the Minutes of the April 23, 2018 Rent Review Board meeting.

The motion was approved by the following vote:

Aye - 4: Chair Silva, Johnson, Ousley, Spreer

Absent - 1: Schumacher

#### 4. CORRESPONDENCE

None written or oral from Staff.

#### 5. HEARINGS

Chair Silva took roll to confirm that the tenants and landlords were present at the hearing.

##### 5.A. RRB 2018-11: 1210 141st Ave., Apt. B 94578

Regarding RRB2018-11:

The tenant, Richard Pereira was present.

The representative for Robert Jones & Associates, John Chovanes, was present.

The tenants, Richard Pereira presented his case and answered clarifying questions.

Representative for Robert Jones & Associates, John Chovanes presented and answered clarifying questions.

Chair Silva closed the Public Hearing.

Tenant Pereira agreed to the rent increase if the owner's representative, Mr. Chovanes would sign an agreement to address the issues listed in it, as well as discuss other concerns with the owners when he next meets with them. The owner's representative, Mr. Chovanes consented to signing the agreement.

Chair Silva motioned to approve the agreed upon settlement. Board Member Ousley seconded the motion.

The motion was approved by the following vote:

Aye - 4: Chair Silva, Johnson, Ousley, Spreer

Absent - 1: Schumacher

Chair Silva requested a five minute recess at 7:45 p.m.

5.B. RRB 2018-13: 896 Davis St., Apt #305 94577

The meeting was reconvened at 7:53 p.m. and Chair Silva announced that we would be hear cases RRB 2018-13 and RRB 2018-14 simultaneously, as they shared the same Landlord in the same complex.

Regarding RRB 2018-13, tenant Kenya Davis presented and answered clarifying questions.

Regarding RRB 2018-14, tenant Bridget Brown presented and answered clarifying questions.

Owner of Gateway Apartments, Phil Yee presented and answered clarifying questions.

Property Manager, Safiya Dykes answered clarifying questions.

An agreement was reached with both tenants and the owner in which the rent would increase to the amounts indicated on the notices each of them received, but they would be effective September 1, 2019, instead of July 1, 2019. It was also agreed that if the owner then chooses to do so, he could increase the rent again on July 1, 2020 so that all of complexes increases remain on the same schedule.

Chair Silva motioned to approve the agreed upon settlement. Board Member Spreer seconded the motion.

The motion was approved by the following vote:

Aye - 4: Chair Silva, Johnson, Ousley, Spreer

Absent - 1: Schumacher

5.C. RRB 2018-14: 884 Davis St., Apt. #307 94577

See above text under: 5.A. RRB 2018-13: 896 Davis St. Apt. #305 94577

## **6. MISCELLANEOUS**

There were no items of miscellany.

## **7. BOARD MEMBER COMMENTS**

Board Member Ousley stated she would like to review the BMR rules.

## **8. STAFF COMMENTS**

There were no Staff comments.

## **9. ADJOURN**

Board Member Ousley motioned to adjourn the meeting, seconded by Board Member Spreer.

The motion was approved by the following vote:

Aye - 4: Chair Silva, Johnson, Ousley, Spreer

Chair Silva adjourned the meeting at 8:48 p.m.

Absent - 1: Schumacher