



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Rent Review Board

*Daniel Johnson, Landlord*  
*Mia Ousley, Homeowner*  
*Maria Luisa Penaranda, Tenant*  
*Thomas Silva, Landlord*  
*Vacancy, Tenant*

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Tuesday, July 26, 2016

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

*Meeting called to order at 7:04 p.m.*

*Present 4 - Johnson, Ousley, Penaranda, and Silva.*

*Rent Review Board Secretary Steve Hernandez announced that Vice-Chair Sandra Johnson Simon has resigned as she no longer resides in the City of San Leandro.*

#### 2. PUBLIC COMMENTS

*None.*

#### 3. MINUTES

##### 3.A. Minutes of meeting of June 28, 2016

*Motion to approve Minutes of June 28, 2016 Rent Review Board Meeting. A motion was made by Board Member Johnson, seconded by Board Member Penaranda. Minutes approved with 4 ayes (Johnson, Ousley, Penaranda, and Silva), 0 nay.*

#### 4. CORRESPONDENCE

*None.*

#### 5. HEARINGS

*Board Chair Silva called roll for each rent review cases to determine that all tenants and landlords are present at the hearing. All 5 tenants [Mr. Yabut (RRB2015-102), Ms. Alvarez (RRB2015-103), Mr. Akofe (RRB2015-104), Mr. Williams (RRB2015-105), and Ms. Magallon (RRB2015-106) and their landlord Mr. Aaron Meadows were present.*

*All 5 rent review cases were mutually resolved. Additionally, Mr. Aaron Meadows agreed to repair the security gate, laundry facility, and security light, if plausible, by August 1st, 2016*

##### 5.A. RRB2015-102 - 39 Estabrook Street #11

*Mr. Danilo Yabut resides at 39 Estabrook Street #11. He stated that he likes his unit, but he cannot afford the high rent increase (\$233.75 or 26.9% of his current rent of \$866.25). He stated that his exhaust fan in the kitchen must be repaired.*

*The Rent Review Board determined that Mr. Yabut received a defective rent increase notice because he was not provided with the required 65-days notice (an additional 5 days is required when a rent increase is mailed) for a rent increase of more than 10%.*

*Mr. Yabut and his landlord Mr. Aaron Meadows agreed to a mutually satisfactory resolution (\$233.75 rent increase effective November 1st rather August 1st, 2016 and repairs stated above), which was approved by the Rent Review Board with 4 ayes, to close/resolve Mr. Yabut's rent review case.*

#### 5.B. RRB2015-103 - 39 Estabrook Street #2

*Ms. Maria Alvarez resides at 39 Estabrook Street #2. She stated that she is okay with her rent increase(\$117.50 or 13.1% of her current rent of \$892.50) as long as the repairs, including her stove; replacement of her cracked bathroom sink; and inspection and, if necessary, replacement of torn carpet) are done in her unit. She did also expressed concerns about squatters who living in the vacant units.*

*The Rent Review Board determined that Ms. Alvarez received a defective rent increase notice because she was not provided with the required 65-days notice (an additional 5 days is required when a rent increase is mailed) for a rent increase of more than 10%.*

*Ms. Alvarez and her landlord Mr. Aaron Meadows agreed to a mutually satisfactory resolution (\$117.50 rent increase effective November 1st rather August 1st, 2016 and repairs stated above), which was approved by the Rent Review Board with 4 ayes, to close/resolve Ms. Alvarez's rent review case.*

#### 5.C. RRB2015-104 - 39 Estabrook Street #10

*Mr. Nduka Akofe resides at 39 Estabrook Street #10. He stated that his rent increase (\$260 or 30% of his current rent of \$840) is unjustifiable. He listed the following items that must be repaired in his unit: mold on his kitchen cabinets, stove, linoleum in kitchen and bathroom, mold in bedroom window, black spots on his carpet, and tile repair on his bathroom shower.*

*The Rent Review Board determined that Mr. Akofe received a defective rent increase notice because he was not provided with the required 65-days notice (an additional 5 days is required when a rent increase is mailed) for a rent increase of more than 10%.*

*Mr. Akofe and his landlord Mr. Aaron Meadows agreed to a mutually satisfactory resolution (\$260 rent increase effective November 1st rather August 1st, 2016 and repairs stated above), which was approved by the Rent Review Board with 4 ayes, to close/resolve Mr. Akofe's rent review case.*

#### 5.D. RRB2015-105 - 39 Estabrook Street #3

*Mr. Zane Williams resides at 39 Estabrook Street #3. He stated that he isn't complaining about his rent increase (\$192.50 or 21.2% of his current rent of \$907.50), but is requesting that his unit be made livable. He listed the following items as the needed repairs in his unit: kitchen lights over the kitchen sink and doorway,*

*reinstallation/regrouting of his kitchen tiles, and a new flush kit for his toilet.*

*Mr. Williams and his landlord Mr. Aaron Meadows agreed to a mutually satisfactory resolution (\$192.50 rent increase effective November 1st rather August 1st, 2016 and repairs stated above), which was approved by the Rent Review Board with 4 ayes, to close/resolve Mr. William's rent review case.*

#### 5.E. RRB2015-106 - 39 Estabrook Street #4

*Ms. Marla Magallon resides at 39 Estabrook Street #4. Her fiancée Mr. Gonzalvo Galvez translated in Spanish-English for her. She stated that she is fine with her rent increase (\$260 or 30% of her current rent of \$840) if the following repairs are done in her unit: replacement of her cracked bathroom sink and cracked bathroom walls, exhaust fan in kitchen, mold in living room and bathroom. Her landlord Mr. Aaron Meadows also agreed to inspect her cracked kitchen floor, bypass doors in her bedroom, toilet, and bathroom and living room windows.*

*Ms. Magallon and her landlord Mr. Aaron Meadows agreed to a mutually satisfactory resolution (\$260 rent increase effective November 1st rather August 1st, 2016 and repairs stated above), which was approved by the Rent Review Board with 4 ayes, to close/resolve Ms. Magallon's rent review case.*

### 6. MISCELLANEOUS

#### 6.A. Election of Chair and Vice-Chair

*City Attorney Kris Kokotaylo explained that under the City's Administrative Code, the Chair and Vice-Chair for the Rent Review Board are elected annually in the July. He added that the Chair and Vice-Chair may serve up to 2 successive annual terms.*

*City Attorney Kokotaylo accepted nominations for the Chair. Board Chair Silva nominated himself. Board Member Penaranda nominated Board Member Ousley, but Board Member Ousley respectfully declined the nomination, and Board Member Penaranda rescinded her nomination. Board Chair Silva was reappointed as Chair for the upcoming FY2016-2017 with 4 ayes and 0 nays.*

*City Attorney Kokotaylo accepted nominations for the Vice-Chair, which is currently vacant. Board Member Penaranda nominated Board Member Ousley. Board Member Ousley was appointed as Vice-Chair for the upcoming FY2016-2017 with 4 ayes and 0 nays.*

### 7. BOARD MEMBER COMMENTS

*Board Member Ousley expressed her concerns about the statements that we (the Rent Review Board) have solutions that "nobody likes, but everyone can live with". She believes that not everyone can live with these solutions (to rent increase disputes).*

*Board Member Penaranda expressed her concerns about renters not being able to remain in San Leandro due to the high rent increases.*

### 8. STAFF COMMENTS

*None.*

**9. ADJOURN**

*Meeting adjourned at 9:20 p.m.*