

**CITY OF OAKLAND  
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD**

**Regular Meeting  
January 28, 2016  
7:00 p.m.  
City Hall, Hearing Room #1  
One Frank H. Ogawa Plaza, Oakland, CA**

MINUTES

**1. CALL TO ORDER**

The HRRRB was called to order at 7:10 p.m. by Board Chair, Beverly Williams.

**2. ROLL CALL**

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Noah Frigault	Tenant			X
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Tyfahra Singleton	Tenant		X	
Ramona Chang	Landlord	X		
Benjamin Scott	Landlord	X		
Jessie Warner	Homeowner	X		
Ubaldo Fernandez	Tenant Alt	X		

Staff Present

Elias Ferran, Deputy City Attorney  
Connie Taylor, Rent Adjustment Program Manager

**3. CONSENT ITEMS**

- i. Approval of consent items: minutes, December 10, 2015 & January 14, 2016; & Draft decision in cases:
  - a. T14-0366; Geren v. Lew  
T14-0367; Kaplan v. Lew  
T14-0380; Chow v. Lew
  - b. T14-0283; Schoren v. McClain

J. Warner made a motion to approve consent items with correction to December 10, 2016 minutes. U. Fernandez seconded. The motion was approved by consensus.

**4. OPEN FORUM**

No speakers

**5. NEW BUSINESS**

Hearing in appeal cases:

- a. T14-0203; Sotelo v. Lee

Appearances:

Landlord Appellant

Yan Jua Lee

Tenant Representative

Ana Baires Mira

Rebuttal

Yan Hau Lee

Ana Baires Mira

Board Discussion

After Board discussion and questions to both parties, B. Scott made a motion to affirm the Decision based on the conclusion that the landlord did not have good cause for filing a late Response to the tenant's petition. U. Fernandez seconded.

The motion was approved by consensus.

- b. T14-0209; Hill v. Gee

Appearances:

Tenant Appellant

Ursula Cherie Hill

Landlord Representative

Gary Diamante, SLPM

Rebuttal

Ursula Cherie Hill  
Gary Demante, SLPM

Board Discussion

After Board discussion and questions to all parties, B. Williams made a motion to affirm the Hearing Officer's Administrative Decision because the tenant's petition was granted. R. Chang seconded.

The motion was approved by consensus.

c. T14-0232; Huante v. Peinado

Appearances:

Landlord Appellant

No appearance by landlord or representative.

Tenant Representative

Ana Baires Mira

Board Discussion

B. Williams made a motion to dismiss the appeal subject to the appellant showing good cause for non-appearance. B. Scott seconded.

The motion was approved by consensus.

d. T14-0284; Jin v. Ha Lee

Appearances:

Interpreter for both parties

E. Ferran gave the oath to the interpreter to interpret from Cantonese to English and from Mandarin to English to Cantonese.

Landlord Appellant

Ha Lee

Tenant

Kang J in

Rebuttal

Ha Lee  
Kang Jin

Board Discussion

After Board discussion and questions to both parties, B. Williams made a motion to affirm the Decision based on the Hearing Officer's rationale. B. Scott seconded.

The motion was approved by consensus

**6. ADJOURNMENT**

B. Williams made motion to adjourn. B. Scott seconded. The meeting was adjourned by consensus at 8:40 p.m.