

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

**Regular Meeting
April 14, 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, Jessie Warner

2. ROLL CALL

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

Staff Present

Elias Ferran	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. CONSENT ITEMS

i. Approval of consent items:

E. Lai made motion to approve March 24, 2016 minutes and draft decisions in cases: L15-0007; T15-0137; T15-0242 with corrections. N. Frigault seconded.

The motion was approved by consensus.

4. OPEN FORUM

James Vann

5. NEW BUSINESS

- i. Appeal in cases:
 - a. Determination of good cause for non-appearance of landlord appellant in case T14-0232; Huante v. Peinado on January 28, 2016

Appearances:

Landlord

Richard Peinado

Tenant Representative

Laura Shoaps

Rebuttal

Both parties

Board Discussion

After Board discussion and questions to both parties, E. Lai made a motion to find that there was good cause for non-appearance by landlord and that staff should schedule another appeal hearing. T. Singleton seconded. Scott seconded.

The motion carried by consensus.

- b. T15-0101 and T15-0347; Liv v. Liberty Properties LLC

Appearances:

Landlord Representative

Kevin Cheng
Todd Mavis

Tenant

Chao Ping Li

Tenant Interpreter

Monica Wong

Rebuttal

Both parties

Board Discussion

After Board discussion and questions to both parties, N. Frigault made a motion to affirm the decision based upon substantial evidence presented. E. Lai seconded.

The motion carried by consensus.

8:35 break called.

ROLL CALL

Edward Lai
Jessie Warner
Ramona Chang
Karen Friedman
Tyfahra Singleton
Noah Frigault

c. T14-0560; Blount v. MPM Property Management

Landlord member, Karen Friedman, recused herself from this case due to the fact that she knew the landlord.

Appearances:

Tenant Representative

Laura Shoaps

Landlord

Gordon Miller

Rebuttal

Both parties

Board Discussion

After Board discussion and questions to both parties, N.Frigault made a motion to remand the decision back to the Hearing Officer to correct the base rent to \$647 and to provide clarification of the timeline when the landlord was first notified of the problem with the linoleum floor, not from the time the abatement notice was issued. J. Warner seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Edward Lai	Homeowner	X		
Noah Frigault	Tenant	X		
Jessie Warner	Homeowner	X		
Tyfahra Singleton	Tenant	X		
Ramona Chang	Landlord		X	

The motion carried.

6. Scheduling and Reports

Schedule report on 90-day rent moratorium for April 28, 2016 Agenda.

7. ADJOURNMENT

E. Lai made a motion to adjourn. N. Frigault seconded. The meeting was adjourned by consensus at 9:05 p.m.