

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

**PANEL Meeting
April 20, 2016
7:00 p.m.
City Hall, Hearing Room #3
One Frank H. Ogawa Plaza, Oakland, CA**

MINUTES

1. CALL TO ORDER

The HRRRB Panel was called to order at 7:10 p.m. by Panel Chair, J. Warner

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Ubaldo Fernandez	Tenant	X		
Jessie Warner	Homeowner	X		
Karen Friedman	Landlord	X		

Staff Present

Jessica Leavitt	Deputy City Attorney
Barbara Kong-Brown	Senior Hearing Officer

3. OPEN FORUM

No speakers

4. NEW BUSINESS

A. Hearing in appeal cases:

- i. T15-0092, Mason v. Perez
- ii. T15-0118, Baradaran v. Tam
- iii. T15-0279, Miles et al. v. Vaughn

- i. T15-0092, Mason v. Perez

Owner Appellant

No appearance by owner

Tenant Appellee

James Mason

Board Decision

J. Warner moved to dismiss the landlord appeal due to his non-appearance, pending a showing of good cause. U. Fernandez seconded.

The Board Panel voted as follows:.

Aye: U. Fernandez, J. Warner, K. Friedman
Nay: 0
Abstain: 0

The Motion was approved by consensus.

- i. T15-0118, Baradaran v. Tam

Tenant Appellant

Shahram Baradaran

Owner Appellee

No Appearance by owner

Board Discussion

After Board discussion and questions to the tenant, U. Fernandez moved to affirm the Hearing Decision if the tenant does not provide evidence from the tape of the Hearing of June 29, 2015, no later than close of business on May 20, 2016, to support his contention that he did not say he ever received notice of the existence of the Rent Adjustment Program (RAP). If such evidence is presented the Hearing Officer shall issue a new Hearing Decision. J. Warner seconded.

The Board panel voted as follows:

Aye: U. Fernandez; J. Warner; K. Friedman
Nay: 0
Abstain: 0

The motion was approved by consensus.

ii. T15-0279, Miles v. Vaughn

Tenant Appellant

Thomas Johnson

Landlord Appellees

Melissa Bais Owner
Carlos Hernandez Owner Representative

Board Discussion

After Board discussion and questions to the parties K. Friedman moved to affirm the Hearing Decision based on the Hearing Officer's rationale. U. Fernando seconded.

The Board panel voted as follows:
Aye: K. Friedman, J. Warner, U. Fernandez
Nay: 0
Abstain: 0

The motion was approved by consensus.

6. ADJOURNMENT

U. Fernandez moved to adjourn the meeting. The meeting was adjourned by consensus at 8:15 p.m.