

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

**Panel Meeting
November 3, 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 Acting Chair, Edward Lai.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Edward Lai	Homeowner	X		
Ubaldo Fernandez	Tenant	X		
Karen Friedman	Landlord	X		

Staff Present

Richard Illgen	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. OPEN FORUM

No speakers.

5. NEW BUSINESS

- i. Appeal Hearing in case:
 - a. T15-0536; Morgan v. Tang et al.

Appearances:

Landlord

Choo-Hun Tang

Tenant

Anthony Holt
Dan Gale

Rebuttal

Susan Tang
Malcolm Morgan
Daniel Gale

Board Discussion

After Board discussion and questions to both parties, K. Friedman made a motion to affirm the Hearing Officer's determination that the RAP notice and rent increase was served on September 22, 2015, that it was the first RAP notice that was served to these tenants and that it was a defective service of that rent increase as a result. There was no seconded.

The motion failed.

U. Fernandez made a motion to affirm the decision based on the rationale of the Hearing Officer. The Board voted as follows:

AYE: U. Fernandez; E. Lai
NAY: K. Friedman
ABSTAINED: 0

The motion carried.

- ii. Landlord Claim of Good Cause for Non-Appearance in case:
 - a. T15-0221; Tabet v. Siu et al.

Appearances:

Landlords

Douglas Siu
John Fleming

Tenant

Mary Tabet

Rebuttal

None

Board Discussion

After discussion and questions to both parties, E. Lai made a motion that the landlords' statement that they did not receive the notice of appeal hearing was not good cause for non-appearance. U. Fernandez seconded. The Board voted as follows:

AYE: U. Fernandez; E. Lai

NAY: K. Friedman

ABSTAINED: 0

The motion carried.

7. ADJOURNMENT

E. Lai made a motion to adjourn. B. Williams seconded. The meeting was adjourned by consensus at 8:10 p.m.