



# Rent Stabilization Program

(650) 903-6149 | [mvrent@mountainview.gov](mailto:mvrent@mountainview.gov)  
[Mountainview.gov/rentstabilization](http://Mountainview.gov/rentstabilization)

## COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA) REQUEST FOR APPEAL OF PETITION HEARING DECISION

**Communications and submissions during the COVID-19 Pandemic:** To the extent practicable, all communications, submissions and notices shall be sent via email or other electronic means.

Any Party to a petition may appeal the Decision by *-serving a written Request for Appeal on all applicable parties and then filing a copy of the completed form with the City within ten (10) calendar days* after the mailing of the Petition Decision. If no Appeals are filed within ten (10) calendar days, the decision will be considered final.

**I hereby Appeal the Hearing Officer's Decision for the following Petition to the Rental Housing Committee:**

Petition Case Number: 21220016  
 Name of Hearing Officer: Derek W Chantler Decision Date: 10/6/2022

For the following Property Address, including Unit Number(s), if applicable:

511 Central Ave Unit T  
(Street Number) (Street Name) (Unit Number)

**Person Appealing the Hearing Officer Decision** (if more than one person is appealing the petition decision, attach their contact information as applicable):

Name: Stephen A Welter Phone: [REDACTED]  
 Mailing Address: PO Box 1058 Mt View, CA 94042 Email: [REDACTED]

I am:  A tenant affected by this petition.  A landlord affected by this petition.

### Reason for Appeal:

Please use the space below to clearly identify what issue and part of the Decision is the subject of the appeal (include section headings and subheadings, as necessary). Thoroughly explain the grounds for the appeal. For each issue you are appealing, provide the legal basis why the Rental Housing Committee should affirm, modify, reverse, or remand the Hearing Officer's Decision. (continue on the next page; add additional pages if needed)

I feel that city staff incorrectly documented the amendment voted on by the RHC at the meeting held July 18, 2022 pertaining to the amended definition of base rent. This is documented in section IV (testimony presented) page 16 line 5-9.

### Filing Instructions:

Once you have completed this form and attached all relevant documents, **serve all parties with complete copies** before formally filing the Appeal with the City. Once served, please file a copy of the completed form with the City of Mountain View via email (preferred method) to [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov) or by mailing to 500 Castro Street, Mountain View, CA 94041.

### Declaration:

I (we) declare under penalty of perjury under the laws of the State of California that the foregoing and all attached pages, including documentation, are true correct, and complete.

Signature: [Signature] Date: 10/11/2022  
 Print Name: Stephen A Welter

Este formulario está disponible en inglés y español. | 此表格有英文和中文版本

**DISCLAIMER:** Neither the Rental Housing Committee nor the City of Mountain View make any claims regarding the adequacy, validity, or legality of this document under State or Federal law. This document is not intended to provide legal advice. Please visit [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization) or call 650-903-6136 for further information.

**Reason for Appeal (Continued)**

of the hearing decision provided.

I would like to poll all members of the RHC that voted on this amendment and confirm their desires for an effective date of this amendment as part of this appeal. There were numerous requests from the public to clarify the effective date of this amendment at the July 18, 2022 RHC meeting. The only date that was mentioned and discussed was Sept 1, 2022. Which I took to be the effective date this new "base rent" definition would take effect. The discussion amongst the RHC members continued and at 1:21:42 (approximately) of the July 18, 2022 meeting, the Sept 1, 2022 date was discussed as being necessary to "provide both landlords and tenants time to adjust to the new regulations". This seemed clear to me as being an effective date of the amendment as it made no sense to provide landlords and tenants time to adjust to the new regulations ONLY AFTER Sept 1, 2022 but to just dump the new regulations on landlords and tenants for all situations prior to Sept 1, 2022. The later is how city staff documented this amendment and essentially "changed the rules" many months or years AFTER decisions had been made and those decisions were made following the rules in place at that time.

## Proof of Service of Request for Appeal of Petition Hearing Decision

I declare that I am over eighteen years of age, and that I served one copy of the attached Appeal of Petition Hearing Decision after Remand on the affected party(ies) listed below by:

### Personal Service

Delivering the documents in person on the 11 day of October, 2022, at the address(es) or location(s) above to the following individual(s).

### Mail

Placing the documents, enclosed in a sealed envelope with First-Class Postage fully paid, into a U.S. Postal Service Mailbox on the 11 day of October, 2022, addressed as follows to the following individual(s).

### Email

Emailing the documents on the 11 day of October, 2022, at the email address(es) as follows to the following individual(s).

### Respondents

Rondeline Williams  
511 Central Ave Unit T



***I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:***

Executed on this 11 day of October, 2022

Signature:

Print Name:

Stephen A Welter

Address:

PO Box 1058 Mt View, CA 94042