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Subject: Questions from RHC

RHC Members,

Please find below answers to submitted questions ahead of the RHC meeting tonight:

1. I suppose it would be a de novo review for the appeal to inquire when the tenancy actually started, as the original lease seems to allege the tenancy didn't commence on 5/1/2021, but the payment records seem to suggest it did. Do we have any information about the actual date that the tenancy commenced already in the record?

A. The lease as listed in the exhibit record p2, shows the lease date at 5/1/2021 through 4/30/2022. Tenant payments prior to May 1, 2021 were for the security deposit and credit check fees. The lease started on May 1st 2021 and that is when the tenancy started as well. And yes, requesting additional evidence from the parties outside of what is contained in the hearing record would require de novo review, which is not recommended in this case.

2. For the Realtor education outreach item, is there any chance of us offering any type of training that may be CE eligible for Realtors? I know everyone with professional licenses loves to satisfy CE as easily as possible (myself included!). We might get better attendance if we can offer something that gets them CE credits, but I have no idea how that works.

A. Thank you for the suggestion. Staff will research this option.

3. Should we also mention some of the enhancements coming to the Rent Registry platform for landlords that will address Tessa's questions from earlier this year, in addition to the ability to submit petitions electronically, or would that be too much?

A. Yes, the following enhancements will be mentioned in the presentation as follows:

Bulk upload likely available by mid to late December: the software company is currently programming the bulk upload feature for the open annual registration period. Once an owner submits their annual registration updates, the system removes this option.

Partially covered units: The database will be updated before the next open registration period starts. Partially covered units will only need to update the owner and manager contact information and not the unit rent information.

Public search option: Will be released and live by December 1, 2022

Landlord Petitions: To be released in mid-late January for MNOI petitions

Simplified unit update (amendment) process: Will be released mid-late January