



Rent Stabilization Program

(650) 903-6149 | mvrent@mountainview.gov
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 **fifteen (15) calendar days** after the mailing of the Petition Decision. If no Appeals are filed within fifteen (15) 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: C23240025
Name of Hearing Officer: Barbara M. Anscher Decision Date: 9/23/2024

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

507 Central Avenue, Unit [redacted] Mountain View, CA 94043
(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: Shichao Wang Phone: [redacted]
Mailing Address: [redacted] 507 Central Avenue, Mountain View 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)

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 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: Date: 10/5/2024
Print Name: Shichao Wang

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 or call 650-903-6136 for further information.

Reason for Appeal (Continued)

1. Page 6 bottom to page 7 top

"Respondent's staff illegally entered the Affected Unit and that they should be subject to penalties under State law".

Page 8 - "On November 3, 2023, an incorrectly written notice to enter was posted at the Affected Unit..."

In page 6, the petitioner complained the respondent illegally entered the affected unit multiple times.

In page 8, the respondent acknowledge they use the wrong form, wrong repair reasons, wrong time period, mistakenly post entry notice, and repeatedly entry the affected unit many times improperly.

Based on California Tenant's right, page 74, step 3, (Tenant) "You can ask up for \$2000 as a penalty".

But Hearing Officer did not consider this.

2. Page 23 -"Failure to Maintain Habitable Premises"

The hearing decision show clearly the respondent did not fulfill the responsibility to "Maintain Habitable Premises". It took Petitioner's a lot of time to request the service and spend time for the hearing process. The hearing decision did not compensate any time spending cost of Petitioner.

3. Page 18 - finding 27:

"...damaged some personal possessions, which had to be thrown away".

These items include some cosmetic product of the petitioner and are worth \$500. But Hearing Officer did not count this.

4. Page 27 - Bedbug

The Petitioner complain the bedbug and the show the Symptoms of the bite during the hearing. But the hearing officer make the decision only based on the pest control report from respondent. The more obviously symptoms of bedbug is ignored.

5. Page 31 - Stove

The Hearing decision listed clearly:

The petitioner complain - "the stove (shaking, dirty, old). Need change new one."

The Inspection Report - "[t]he range cook top is not secure and can easily shift, have a repair technician locate the cause and correct."

The respondent did not take any action so far.

So the appropriate time period is from September 6, 2023 to now about 13 months. The reduction of rent for the malfunctioning stove need re-calculated as total \$882.40.

6. page 33 - carpet/cleaning

"Ms. Wang was assured by Mr. Rao and Ms. Rao that additional cleaning would be performed, but it was not done. The facts are contradictory as to why the additional cleaning did not happen."

It is very clear the respondent owe one additional cleaning service to the petitioner, which is worth about \$400. But hearing decision did not compensate this.

Overall, the respondent illegally entered the affected unit repeatedly. "A landlord may not abuse the right of access or use it to harass the tenant. (Id. at § 1954(c).) Landlords must not interfere with tenants' right to the quiet enjoyment of their rental unit. (Civil Code § 1927.)".

Even during the hearing process, the respondent still threatened to evict the petitioner out and illegally entered the affected unit.

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 5 day of October, 2024, 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 5 day of October, 2024, addressed as follows to the following individual(s).

Email

Emailing the documents on the 5 day of October, 2024, at the email address(es) as follows to the following individual(s).

Respondents

Shoreline Village Apartments
505 Central Ave
[REDACTED]

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

Executed on this 5 day of October, 2024

Signature:



Print Name:

Shichao Wang

Address:

507 Central Avenue, Unit [REDACTED] Mountain View, CA 94043