



**City of Mountain View
Rental Housing Committee Meeting
September 25, 2025, Agenda Item Questions**

Item 5.1: Annual Update on the Rent Stabilization Petition Program

(1) p. 3: “13 petitions (87%) of the 15 landlord-initiated petitions that entered the hearing process received judgments in favor of the landlord or were settled through a mutually determined agreement via the prehearing settlement conference or conciliation. • 3 of the 15 petitions were appealed to the RHC, the Hearing Officer’s decision was affirmed and the property awarded increases above the AGA.” So, it means that 1 petition was judged in favor of the landlord, and yet was appealed?

A: Between FY 2017 and 2025, 15 landlord petitions were filed. Of the 13 petitions that received judgments in favor of the landlord or were settled, three were appealed, and all three were in favor of the landlord; see Attachment 4: Overview of Petitions Received. The two landlord-initiated petitions that were not in favor of the landlord were not appealed.

(2) p. 5 “There has been a decline in the number of filings from the peak of Fiscal Year 2023-24, which may be related to concerns regarding retaliation related to immigration status.” Is there any evidence for this conclusion? If so, is there anything the RHC can do to assure tenants that filing a petition will not affect their immigration status?

A: Staff do not ask about petitioners’ immigration status; however, during intake, staff often receive questions about whether filing a petition could cause issues with immigration enforcement or deportation. Immigration retaliation has happened in previous petition cases. While the Rent Stabilization Division does not handle immigration issues, referring to legal services agencies may help address these concerns.

(3) p. 5: “As of June 30, 2025, 9 Decision Compliance Petitions were filed by Tenants against Landlords alleging non-compliance with the award guidelines as determined by the Decisions. 4 of the petitions were granted by Hearing Officers, and the Compliance Decisions issued additional remedies to the parties.” What additional remedies are offered in these cases? If a landlord continues to not be in compliance after multiple attempts, does the tenant have any recourse outside the RHC?

A: Most of the compliance petitions so far have involved miscommunication about the award schedule. In many cases, once the compliance decision is issued, the landlord follows through and complies. If landlords remain out of compliance after a compliance decision is issued, they will receive a formal notice of non-compliance. A tenant may take follow-up actions, including seeking legal help or filing in small claims court.

(4) p. 6 “Tenants and landlords needed translation and interpretation support this past Fiscal Year with requests made for assistance in Spanish, Chinese, Russian, and Portuguese.” I have heard of Spanish, Chinese, and Russian requests before, but this is the first I have heard for

Portuguese. Is there a Portuguese speaker on staff? What happens when there is a request for translation and interpretation in a language not normally supported by RSD staff?

A: The Division does not employ Portuguese-speaking staff. When a translation and interpretation request is made for a language not supported by staff, the Division employs third-party services contracted through the City, such as Hanna Services, which specializes in providing interpretation and translation solutions.