

From: [Jeff Zell](#)
To: [Pham, JoAnn](#); [Prashant Aswani](#)
Cc: [Black, Patricia](#); [van Deursen, Anky](#)
Subject: RE: 1921 California St #8 - Notice of Tentative Appeal Decision
Date: Saturday, January 18, 2025 3:06:51 PM
Attachments: [IMG_0209.MP4](#)

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[REDACTED]

Tenant has not demonstrated any loss of service due to sink draining slowly – it didn’t flood the bathroom, it didn’t take any longer to fill the basin, it didn’t require excessive cleaning, and the tenant could easily walk away while the sink drained whether quickly or slowly. It wasn’t like a broken door that clearly doesn’t work, it was more like a door that was a little slower close in colder weather. So, what was the actual loss? Zero.

Plumber who recommended an acid wash, as cited in arbitrator’s decision, incorrectly diagnosed the problem and provided a recommended a solution that wouldn’t have worked, and replacing the sewer pipes would have been unnecessarily expensive. [REDACTED]

Repairing some issues is not an exact science. Sometimes it’s analogous to your car making a noise and when you bring it to the mechanic, they can’t figure it out. Landlord repeatedly sought a permanent solution and the solution [REDACTED]

From: Pham, JoAnn <JoAnn.Pham@mountainview.gov>
Sent: Monday, January 13, 2025 4:13 PM
To: Jeff Zell [REDACTED]; Prashant Aswani [REDACTED]
Cc: Black, Patricia <Patricia.Black@mountainview.gov>; van Deursen, Anky <Anky.vanDeursen@mountainview.gov>
Subject: RE: 1921 California St #8 - Notice of Tentative Appeal Decision

Dear parties,

Reattached is the Notice of Rental Housing Committee Tentative Decision, the Tentative Appeal Decision, and its referenced Updated Award Schedule.

Thank you,
Joann Pham
Analyst I

City of Mountain View
(650) 903-6132

From: Pham, JoAnn

Sent: Monday, January 13, 2025 2:29 PM

To: Jeff Zell [REDACTED]; [REDACTED]

Cc: Black, Patricia <Patricia.Black@mountainview.gov>; van Deursen, Anky <Anky.vanDeursen@mountainview.gov>

Subject: 1921 California St #8 - Notice of Tentative Appeal Decision

Dear Parties,

In accordance with CSFRA Regulations Chapter 5, Section H, please find attached the Tentative Appeal Decision for Petition C23240065 concerning *Tenant Petition for Downward Rent Adjustment regarding Reduction in Housing Services or Maintenance* for the Appeal Hearing scheduled during the next Rental Housing Committee meeting on *January 23, 2025*. Responses to the Tentative Appeal Decision are due five days prior to the scheduled hearing date (or by *January 21, 2025*). Please contact me if you are unable to access the files and kindly confirm receipt.

Best,



Joann Pham
Analyst I

Housing Department | Rent Stabilization Division

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