

**Appeal for 207 Evandal, [REDACTED]**

## 1. UNLAWFUL RENT-ADDITIONAL MONTHLY CHARGE

I purchased the property on **6/20/2022**.

Hired Property Management Company and Registered the property **12/11/2022**.

I assume any rent increase after the registration is lawful.

The hearing office counted the whole time from **11/1/2022 to 12/1/2025** as unlawful rent increase and awarded the tenant \$8528.88. This is not justified since the property was registered as of **12/11/2022**. **The ruling officer said that I did not provide proof of registration. I thought the ruling office could see online when the subject property was registered and I did not provide the proof. Here I have the proof (screen shot from the rent stabilization portal)**

## 2. Habitability/Housing service reduction issue

**Broken Closet Door** - The closet door was not a habitability issue. It did not affect the family living in the space. In addition, the closet doors in other units are ok. I was kind and did not hold the tenants accountable for breaking the closet door.

**Inadequate Trash** - Large trash bin was put back after a brief time of switching to smaller trash can. My contractor caught the husband bringing in [REDACTED] debris from his work and bumped into the trash can.

**Moisture and Mold** - Unit [REDACTED] had over 6 people living in the space. That's over the State limit of 2+1 rule, which limits 5 people living in a two bedroom apartment. Moisture/Mold can also be related to the house keeping and cleaning habits. Why Other tenants had no issue with mold, and this was confirmed with a recent property inspection. Since the tenant reported the problem, landlord spend huge amount of money and continuously address the problem, works completed including

- Replace old carpet with LVT floor
- Replace old window with double panel window
- Replace shower and bath tub
- Install exhausting fan in the bathroom
- Install insulation in the drywall.

The huge amount of refund to the tenant will create hardship for the landlord to maintain this below the market apartment complex. I ask the city council to reconsider the case and make a fair ruling.