

**Camacho, Alitcel**

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**From:** Linda Wenge Zhang [REDACTED]  
**Sent:** Tuesday, January 20, 2026 12:27 PM  
**To:** Camacho, Alitcel  
**Subject:** Fwd: 207 Evandale Ave [REDACTED] Notice of HO Decision and Decision

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**From:** [REDACTED]  
**Date:** January 20, 2026 at 10:17:27 AM PST  
**To:** wenge zhang [REDACTED]  
**Cc:** Linda Chang [REDACTED]  
**Subject: Re: Fw: 207 Evandale Ave [REDACTED] : Notice of HO Decision and Decision**

Hi Linda,

RESPONDENT'S RESPONSE TO TENANT PETITION

Property: 207 Evandale Avenue, Unit [REDACTED] Mountain View, CA 94043  
Petition Nos.: C25260002, C25260003

To the Hearing Officer and the City of Mountain View Rent Stabilization Division:

Respondent respectfully submits this response to the Tenant Petition for Downward Adjustment of Rent and for Alleged Failure to Maintain Habitable Premises.

I. Ownership and Registration History

Respondent purchased the subject property in June 2022. At the time of acquisition, Respondent was not responsible for any conditions, compliance issues, or administrative omissions that may have existed under the prior owner.

Following the acquisition, the property was registered with the City of Mountain View Rent Stabilization Division in 2022. Any failure to register prior to the Respondent's ownership occurred solely under the prior owner's control and before the Respondent had legal authority over the property. Respondent acted in good faith to bring the property into compliance after purchase and relied on professional property management to assist with City registration and ongoing compliance obligations.

## II. Habitability and Mold Allegations

Respondent takes habitability obligations seriously and does not dispute that moisture and mold concerns were reported after purchase. However, Respondent affirmatively states that:

1. All reported mold and moisture issues were addressed and repaired.
2. Respondent expended substantial funds to investigate the source of moisture, repair exterior and interior building components, replace affected flooring, and remediate visible mold conditions.
3. Repairs included wall openings, insulation replacement, flooring replacement, bathroom repairs, and follow-up work intended to prevent recurrence.
4. At present, the mold issues cited in the petition have been corrected, and the unit has been restored to a habitable condition.

Respondents acted within a reasonable timeframe given the scope of the work, contractor availability, weather conditions, and the need to identify root causes rather than perform superficial repairs. There was no willful neglect or refusal to maintain the unit.

## III. Good-Faith Efforts and Ongoing Compliance

Since acquiring the property, Respondent has made continuous good-faith efforts to:

- Improve the condition of the building,
- Address tenant complaints when reported,
- Maintain housing services,
- And comply with applicable health, safety, and rent stabilization requirements.

Any delays in repairs were logistical and financial in nature, not intentional, and Respondent remained communicative and cooperative throughout the process.

#### IV. Conclusion

Respondent respectfully submits that:

- The property was lawfully purchased in 2022.
- The property was registered with the City in 2022 after acquisition.
- All mold and habitability concerns raised in the petition have been corrected.
- Respondent acted responsibly, in good faith, and in compliance with applicable law following acquisition.

Accordingly, Respondent requests that the Hearing Officer consider these facts when evaluating the petition and any requested remedies.

Respectfully submitted,



Hi Linda,

Please find the evidence that the 2022 and 2023 registration was completed

### Case Details



|                 |   |  |                 |   |  |
|-----------------|---|--|-----------------|---|--|
| APN             | : | 16010013                                 | Status          | : | Payment Received - Registration Complete |
| Primary Address | : | 207 EVANDALE AV, MOUNTAIN VIEW, CA 94043 | Property Type   | : | Fully Covered Rental Property            |
| Number of Units | : | 6  | Created On      | : | 12/11/2022                               |
| Case Type       | : | Rent Registry                            | Modified On     | : | 12/19/2023                               |
| Case ID         | : | [REDACTED]                               | MFH Designation | : | Serious                                  |

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| APN             | : | 16010013                                 | Status          | : | Payment Received - Registration Complete |
| Primary Address | : | 207 EVANDALE AV, MOUNTAIN VIEW, CA 94043 | Property Type   | : | Fully Covered Rental Property            |
| Number of Units | : | 6  | Created On      | : | 12/19/2023                               |
| Case Type       | : | Rent Registry                            | Modified On     | : | 12/15/2024                               |
| Case ID         | : | [REDACTED]                               | MFH Designation | : | Serious                                  |