

goldfarb  
lipman  
attorneys



January 9, 2026

via electronic mail

Wenze Zhang



Re: Request for Appeal of Petition Hearing Decision, Petition Nos. C25260002; 207 Evandale Avenue, Unit [REDACTED] Mountain View, CA

Dear Ms. Zhang:

We are writing on behalf of our clients, the Rent Stabilization Division (the "Division"), and the Rental Housing Committee ("Committee") of the City of Mountain View. The Division received your timely Request for Appeal of Petition Hearing Decision, dated January 7, 2026 ("Appeal Request"), in the above-referenced petition. The purpose of this letter is to inform you that your Appeal Request has been placed on hold for the reasons outlined below.

The Community Stabilization and Fair Rent Act ("CSFRA") Section 1711(j) authorizes any party to a petition to appeal the decision of a Hearing Officer to the full Rental Housing Committee for review. To implement this provision, the CSFRA Regulations provide:

*"Any party to a Petition may appeal the decision by requesting an appeal on a form provided by the Rental Housing Committee. The appealing party must state each claim that they are appealing and the legal basis for such claim on the appeal request form."* (CSFRA Regulations, chapter 5, section H.1.a.)

Your Appeal Request fails to specify the claims that you are appealing and the legal basis for appealing the claim. Your Appeal Request states: "Regarding registration with the City, I disagree with the dates." It is entirely unclear from this statement to which dates you are referring and the basis for your disagreement with said dates. Additionally, your Appeal Request alleges: "Regarding mold issues, I have evidence that tenant also caused the problem." However, your Appeal Request does not provide any further explanation of or details regarding said evidence.

In order to thoroughly assess the merits of the issues by your Appeal Request and provide appropriate direction to the Rental Housing Committee, we would request that you provide additional information, including detailed references to the sections of the Hearing Officer's decision that you are appealing, citations to evidence in the hearing record to support your contention that the tenant caused the mold problem, and explanations of the legal basis for each of the issues raised in your Appeal Request.

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Please provide the requested information to the Division in person at 298 Escuela Avenue, Mountain View, or by e-mail to both [Rentpetitions@mountainview.gov](mailto:Rentpetitions@mountainview.gov) and [alitelcamacho@mountainview.gov](mailto:alitelcamacho@mountainview.gov) no later than **Friday, January 16, 2026 at 5:00 P.M.** If the Division does not receive the additional information requested from you by the above-mentioned deadline, we will assess the merits of your Appeal Request as it is currently submitted.

We appreciate your understanding and cooperation in this matter.

Sincerely,



Nazanin Salehi  
General Counsel