



Rent Stabilization Program

(650) 903-6149 | mvrent@mountainview.gov
Mountainview.gov/rentstabilization

COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA) REQUEST FOR APPEAL OF PETITION HEARING DECISION

Communications and submissions during the COVID-19 Pandemic: To the extent practicable, all communications, submissions and notices shall be sent via email or other electronic means.

Any Party to a petition may appeal the Decision by *servicing a written Request for Appeal on all applicable parties and then filing a copy of the completed form with the City within ten (10) calendar days* after the mailing of the Petition Decision. If no Appeals are filed within ten (10) calendar days, the decision will be considered final.

I hereby Appeal the Hearing Officer's Decision for the following Petition to the Rental Housing Committee:

Petition Case Number: C22230050 and C22230051
Name of Hearing Officer: Patricia L. Black Decision Date: 2/01/2024

For the following Property Address, including Unit Number(s), if applicable:

[Redacted Address]
(Street Number)

Person Appealing the Hearing Officer Decision (if more than one person is appealing the petition decision, attach their contact information as applicable):

Name: Jian Luo Phone: [Redacted]
Mailing Address: [Redacted]

I am: A tenant affected by this petition. A landlord affected by this petition.

Reason for Appeal:

Please use the space below to clearly identify what issue and part of the Decision is the subject of the appeal (include section headings and subheadings, as necessary). Thoroughly explain the grounds for the appeal. For each issue you are appealing, provide the legal basis why the Rental Housing Committee should affirm, modify, reverse, or remand the Hearing Officer's Decision. (continue on the next page; add additional pages if needed)

See next page for details

Filing Instructions:

Once you have completed this form and attached all relevant documents, **serve all parties with complete copies** before formally filing the Appeal with the City. Once served, please file a copy of the completed form with the City of Mountain View via email (preferred method) to patricia.black@mountainview.gov or by mailing to 500 Castro Street, Mountain View, CA 94041.

Declaration:

I (we) declare under penalty of perjury under the laws of the State of California that the foregoing and all attached pages, including documentation, are true correct, and complete.

Signature: [Signature] Date: 2/15/2024
Print Name: Jian Luo

Este formulario está disponible en inglés y español. | 此表格有英文和中文版本

Reason for Appeal (Continued)

1) It is unjust to omit our submitted clarification evidence letter.

Excluded Evidence: LL-11, our response to false allegations made by the tenant during the hearing. Despite our attempts to address these issues during the hearing, time constraints prevented a thorough clarification. Consequently, we submitted the letter in response to the hearing official's request for additional statements.

2) Requested Evidence Not Received: Regrettably, our staff overlooked sending the requested Transfer Disclosure Statement file. We have rectified this omission by including it in the current appeal file.

3) We contend that the ruling on page 16, line 26, regarding the denial of the 2018 annual general adjustment of 3.6% for the maximum permissible amounts for the unit, is subjective, unfair, and unreasonable.

4) We strongly dispute statement of order #1 on page 25, line 11, alleging that the respondent (and its predecessor landlord) violated the CSFRA by demanding and accepting rent for the unit. As the current owner, we have never requested an increase in rent or additional charges for the property. While the actions mentioned may have occurred under the previous owner's management, we were unaware of the issue, and the previous owner's manager has asserted their lack of knowledge about the matter.

5) We also challenge the ruling of #10 on page 26, line 22, as we have already provided a clear response on page 12, line 25, to page 13, line 6.

Proof of Service of Request for Appeal of Petition Hearing Decision

I declare that I am over eighteen years of age, and that I served one copy of the attached Appeal of Petition Hearing Decision after Remand on the affected party(ies) listed below by:

Personal Service

Delivering the documents in person on the 15th day of February, 2024, at the address(es) or location(s) above to the following individual(s).

Mail

Placing the documents, enclosed in a sealed envelope with First-Class Postage fully paid, into a U.S. Postal Service Mailbox on the 15th day of February, 2024, addressed as follows to the following individual(s).

Email

Emailing the documents on the 15th day of February, 2024, at the email address(es) as follows to the following individual(s).

Respondents

Joann Pham
Analyst I
City of Mountain View
(650) 903-6132
JoAnn.Pham@mountainview.gov

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed on this 15th day of February, 2024

Signature:



Print Name:

Address:

