



Daniel Lurie
Mayor

Christina A. Varner
Executive Director

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CATHY MOSBRUCKER
KENT QIAN
ANURAJ (KC) SHAH
ARTHUR TOM
DAVID WASSERMAN

**MINUTES OF THE REGULAR MEETING OF
THE SAN FRANCISCO RESIDENTIAL RENT
STABILIZATION & ARBITRATION BOARD**

Tuesday, March 10, 2026
at 6:00 p.m.
25 Van Ness Avenue, Room 610
San Francisco, CA 94102

I. Call to Order

President Gruber called the meeting to order at 6:03 p.m.

II. Reading of Ramaytush Ohlone Land Acknowledgment

President Gruber read the Ramaytush Ohlone Land Acknowledgement.

III. Roll Call

Commissioners Present: Crow; Gruber; Haley; Mosbrucker; Qian; Shah; Tom Wasserman.

Commissioners Not Present: Hung; Klein.

Staff Present: Katayama; Koomas; Texidor; Van Spronsen; Varner.

IV. Remarks from the Public

A. Kenesha Fudge, one of the landlords at 536 Green Street, Unit 4 (AL260005), said that she lives outside of California and did not receive the first Notice of Consideration of Appeal and then received the second Notice of Consideration of Appeal on February 20, 2026, 8 days after it was mailed on February 12, 2026.

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V. Approval of the Minutes

MSC: To approve the minutes of February 10, 2026.
(Wasserman/Qian: 7-0, Gruber abstaining)

VI. Consideration of Appeals

A. 1629 Golden Gate Avenue

AL260004

The landlord appeals the decision granting in part the tenants' claim for decreased housing services. In the decision, the ALJ found the landlord liable to the tenants for \$1,883.40 for rent reductions for the removal of driveway parking from June 10, 2025 through January 31, 2026 and a continuing rent reduction of \$258.00 for each month until the landlord restores access to a parking space. In the appeal, the landlord argues that the evidence did not support the ALJ's determination because no parking service existed at the inception of the tenancy, the executed leases exclude parking absent written authorization and fee payment, property signage corroborated the parking exclusion, and the conduct of the landlord and tenants did not conflict with the lease terms.

MSC: To deny the appeal.
(Mosbrucker/Qian: 5-0)

B. 860 Geary Street, Unit 601

AT260006

The tenant submitted the appeal 14 days late because he did not receive the mailed decision.

Commissioner Wasserman recused himself from consideration of this appeal because he represented the landlord in other matters.

MSC: To find good cause for the late filing of the appeal.
(Qian/Mosbrucker: 5-0)

The tenant untimely appeals the decision denying in part the tenant's claims for decreased housing services. In the decision, the ALJ found the landlord liable to the tenant for \$608.00 for rent reductions for the denial of access to a water source on the roof deck from June 12, 2025 through January 31, 2026. In the appeal, the tenant declared under penalty of perjury that he never received the decision and claims that the ALJ's valuation of the decrease in housing services should have included an additional \$200.00 per month based on the fact that removal of the water source also substantially decreased the tenant's ability to grow a large garden and clean the deck.

MSC: To deny the appeal.
(Tom/Gruber: 5-0)

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C. 536 Green Street, Unit 4

AL260005

The landlord submitted the appeal 45 days late because he did not receive the mailed decision.

MSC: To find good cause for the late filing of the appeal.
(Wasserman/Qian: 5-0)

The landlord untimely appeals the decision granting the tenant's claims for decreased housing services. In the decision, the ALJ found the landlord liable to the tenant for a total sum of \$2,700.00 in rent reductions for various decreased housing services, as well as an ongoing reduction of \$50.00 per month until the bathroom sink drain and bathtub faucet are repaired. On appeal, the landlord declared under penalty of perjury that he did not receive the decision and claims that the tenant testified that all the decreases in housing services were resolved, the landlord adequately reimbursed the tenant for costs associated with cleaning the unit upon move in, that the landlord immediately scheduled an HVAC technician to inspect the unit after the tenant complained of lack of heat, and that repairs were made in October 2024 related to drainage issue in the bathroom sink and shower/tub diverter issues.

MSC: To deny the appeal.
(Mosbrucker/Qian: 5-0)

D. 1390 Market Street, Unit 2425

AT260007

The tenant appeals the decision denying his claim for decreased housing services. In the decision, the ALJ found that the tenant had not met his burden of proving that the presence of an off-leash dog in the building constituted a substantial decrease in housing services or that the landlord failed to reasonably respond to the tenant's complaints. On appeal, the tenant claims that the decision contains inaccuracies regarding his testimony at the Rent Board hearing, and that the ALJ did not properly evaluate the evidence and misapplies the law in analyzing whether the circumstances constituted a substantial decrease in housing services.

MSC: To deny the appeal.
(Wasserman/Gruber: 4-1, Mosbrucker dissenting)

E. 1520 Leavenworth Street, Unit 2

AL260008

The landlord appeals the decision granting the tenants' claim for unlawful rent increase. In the decision, the ALJ found the landlord liable to the tenant for the sum of \$1,915.90 for rent overpayments for the period of February 1, 2022 through February 28, 2026. On appeal, the landlord argues that the rent increase effective June 1, 2025 is valid and should not be considered null and void as held in the decision because a valid rent increase license was issued January 8, 2025, not September 8, 2025, as stated in the decision.

MSC: To accept the appeal and remand the case to the ALJ to correct the

decision regarding the effective date of the rent increase license pursuant to the ALJ's memorandum, with no hearing to be held.
(Wasserman/Mosbrucker: 5-0)

F. 511 Leavenworth Street, Unit 304

AL260009

The landlord submitted the appeal one day late because he did not know that submitting it after business hours would mean that it was considered filed the next business day.

MSC: To find good cause for the late filing of the appeal.
(Wasserman/Qian: 5-0)

The landlord untimely appeals the remand decision granting the tenant's claim for unlawful rent increase. In the remand decision, the ALJ found the landlord liable to the tenant for the sum of \$1,830.00 for rent overpayments for the period of August 1, 2025 through January 31, 2026. In the appeal, the landlord argues that the lease agreement is fraudulent because the rental rate is lower than market rate given the quality of the unit and its own rental history, the tenant allegedly lacked a strong credit history, and the application and lease execution process occurred unusually quickly, which the landlord contends suggests misconduct by an employee of the property management company who processed the tenant's application.

MSC: To deny the appeal.
(Mosbrucker/Qian: 5-0)

IV. Remarks from the Public (cont.)

A. Kara Schaefer, the tenant at 536 Green Street, Unit 4 (AL260005), said that at the time the petition was filed with the Rent Board, all of the items listed on the petition had been fixed and that is why she declared under oath at the Rent Board hearing that all of the issues had been resolved.

VII. Communications

In addition to correspondence concerning cases on the calendar, the Commissioners received the following communications:

A. News article from Mission Local.

B. Departmental workload statistics for January 2026.

VIII. Director's Report

Executive Director Varner told the Commissioners that the deadline to timely pay the Rent Board fee has passed. Director Varner said that the department has now collected \$10.8M in 2026 Rent Board fees, up \$4.5M from the last board meeting. She said that for any payments received in March, a 5% penalty will be incurred and that starting April 1, a 10% penalty will then be assessed, and then a 15% penalty will be assessed if a payment is made beginning

May 1. She said that owners should reach out to 311 if they have any questions about their bill and ensure payment before June 1 to avoid delinquency. With regard to the Housing Inventory, Director Varner said that 113,600 Housing Inventory reports have been made across more than 20,600 parcels, with 102,000 licenses having been issued as of March 9. She thanked owners for fulfilling their legal responsibilities and said that she appreciated owners that have kept their reporting current and maintained compliance, as it keeps disputes low and lessens the chance that landlords and tenants will have to seek services from the department. She also thanked the department's Inventory and Fee Unit and Public Information Unit, and 311, with handling the huge balloon in public inquiries around the March 1 fee payment deadline. She said that it was very busy in the days leading up to and just after March 1, and the department is grateful to staff for the extra efforts and strong teamwork displayed. Director Varner also informed the Commissioners that the department is going to conduct an additional mailing in April to owners of properties of 10 units or more who have either never reported into the Housing Inventory or have only reported into the Housing Inventory one or two times but have not reported in 2025 nor 2026. She said that there are a total of about 590 parcels that pertain to this group. She said that this is similar to the mailing that was conducted last spring, but this time it will just be directed to owners. She clarified that the department will not be sending a mailing to owners of properties with 9 units or less this year, but it may be doing so in next year. Regarding outreach, Director Varner said that this past Saturday, March 7, staff tabled at the Chinese New Year Community Street Fair in Chinatown, which brought both landlords and tenants out and information was distributed on core department topics as well as the Housing Inventory. She said that on March 18, the Rent Board will be tabling at the SF Apartment Association's Landlord Expo at Fort Mason as it does every year and that on April 18, staff will be at the Westside Housing Resource Fair, organized by Self-Help for the Elderly, taking place at the County Fair building in Golden Gate Park. She said that on April 22, staff will give a presentation to mediators at the SF Bar Association on Rent Board jurisdiction, an overview of Rent Board forms, mediation procedure, and navigating hearing preparation. With regard to legislation, Director Varner told the Board that there were no current legislative updates. Lastly, Director Varner told the Commissioners that they have received notification from the Ethics Commission regarding their required Form 700 and Ethics and Sunshine training filings as well as Form 700 Filer Information Sessions. She said that their Form 700 filings and Sunshine and Ethics trainings completion declarations will be due on Wednesday, April 1, and that four Commissioners are complete in their filings. She noted that one of the Commissioners had partially completed their filings, and 5 of them had not completed any part of their required filings. She reminded the Commissioners that if these items are not properly filed with the Ethics Commission by the deadline, they may be fined \$10 per day by the state, and up to \$5000 by the Ethics Commission if they are over 30 days late, but even more, Commission members will be disqualified from all participation in and voting on matters listed on the Rent Board Commission meeting agenda until they have met their filing requirements. Director Varner said that April 1 is in 3 weeks, so the Commissioners should make some time to complete their filings to avoid receiving reminder emails from the Board Secretary or herself.

IX. Old Business

There was no Old Business.

X. New Business

There was no New Business.

XI. Calendar Items

April 14, 2026 – regular in-person meeting at 25 Van Ness Avenue, Room 610.

Reader of the Ramaytush Ohlone Land Acknowledgement – Commissioner Haley.

A. Consideration of Appeals

a. 6 appeal considerations

XII. Adjournment

President Gruber adjourned the meeting at 6:39 p.m.