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DAVID WASSERMAN

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

Tuesday, April 14, 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 6:05 p.m.

II. Reading of Ramaytush Ohlone Land Acknowledgment

Commissioner Haley read the Ramaytush Ohlone Land Acknowledgement.

III. Roll Call

Commissioners Present: Crow; Gruber; Haley; Hung; Klein; Mosbrucker;
Shah; Tom.

Commissioners Not Present: Qian; Wasserman.

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

IV. Remarks from the Public

A. Sam Wohlforth, the tenant at 1651 - 1655 Oak Street (AL260013), said that the conditions described in the petition are things that he and his co-tenants have been living with for a long time, up to 2 to 3 years, which included a roof leak that went unrepaired for years, a rodent infestation, and many months' worth of broken and

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unrepaired appliances. He said that the deficiencies that the Administrative Law Judge (ALJ) found were not abstract, but part of their daily lives. He said that the tenants documented the conditions, brought them to the Rent Board, and after a full hearing that included over 9 hours of sworn testimony across two days, the decision reflected what the record showed. He said the petition process worked the way it should and that the appeal standard is reasonable as the appeal should only be heard if the ALJ made a legal error or abused their discretion and if the appeal would further the interest of the spirit of the Rent Ordinance. He said that he didn't believe this appeal clears that bar nor does the record support reopening findings that were made carefully the first time. He requested that the Board uphold the decision.

- B. Mark Steinbrink, the tenant at 1086 Post Street, Unit 211 (AL260011), said that he moved into the subject unit in 1993 and at that time it had a working elevator and garbage chute just down the hall from him. He said that this gave him very easy garbage access and that he would not have moved in had there not been an elevator because he knew that he would eventually need it in old age. He said that the current landlord bought the property sometime around COVID, and he was unsure of the date since the new owner kept the same manager and never communicated with the tenants about purchasing the building. He said that the new owner allowed the elevator to fall into disrepair, while the prior owner always fixed the elevator immediately as there are disabled and elderly tenants in the building. He said that he didn't comprehend how much of a hardship it would be for himself until he fell while carrying a heavy bag up the stairs since his contracted hands prevented him from grasping the stair railing. He told the Board that he is 71 years old, disabled, and that this fall began a series of issues with his legs and resulted in him having to get a hip replacement. He said that the ALJ gave him a satisfactory award of a rent reduction for the period that the elevator was in disrepair, because the landlord never made any effort to accommodate him despite the notes he left on the maintenance request page.

V. Approval of the Minutes

MSC: To approve the minutes of March 10, 2026.
(Mosbrucker/Tom; 6-0, Hung and Klein abstaining)

VI. Consideration of Appeals

A. 5253 Diamond Heights Boulevard, Unit 319

AT260015

The tenant appeals the dismissal of his claim for decreased housing services. In the decision, the Administrative Law Judge (ALJ) dismissed with prejudice the tenant's claim for decreased housing services for failure to appear at the scheduled mediation. In the appeal, the tenant alleges that he is a senior and mistakenly believed that the mediation was scheduled for March 18, 2026 instead of March 16, 2026.

MSC: To accept the appeal and remand the case for a new hearing. Should the tenant again fail to appear, absent extraordinary circumstances, no further hearings will be scheduled.
(Mosbrucker/Shah: 5-0)

B. 1086 Post Street, Unit 211

AL260011

The landlord submitted the appeal 18 days late because it was mailed to an incorrect address.

Commissioner Klein recused herself from consideration of this appeal because her law firm represented the landlord in the underlying case.

MSC: To find good cause for the late filing of the appeal.
(Mosbrucker/Shah: 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 \$4,119.42 in rent reductions for the loss of elevator service from March 1, 2023 through February 28, 2026 and the loss of the trash chute from October 11, 2024 through February 28, 2026. In the appeal, the landlord argues that the decreases in housing services were not substantial but rather minor inconveniences. Alternatively, the landlord argues that even if the decreases in housing services were determined to be substantial, the amounts awarded by the ALJ were excessive. The landlord also declared under penalty of perjury that the landlord never received the mailed decision.

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

C. 1651 - 1655 Oak Street

AL260013

The landlord appeals the decision granting in part the tenants' claims for decreased housing services. In the decision, the ALJ found the landlord liable to the tenants for \$19,005.00 for rent reductions for damaged electrical wiring, damaged rear stairway, ceiling water leaks in unit 1655, non-functioning clothes washer and dishwasher in unit 1653, and malfunctioning smoke/CO detectors and rodent infestation in units 1651 and 1653. In the appeal, the landlord argues that the issues constituted temporary maintenance problems that were repaired in a reasonable amount of time and not substantial decreases in housing services warranting a rent reduction. The landlord also argues that the amount of the rent reduction for the water leaks was excessive, that the loss of one washer and dishwasher were not substantial as the tenants had access to two other functioning appliances, and that the occasional issues with the smoke detectors and rodent infestation should be mitigated by the fact that the tenants' actions contributed to the issues.

Commissioner Klein recused herself from consideration of this appeal because her law firm represented the landlord in the underlying case.

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

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D. 935 Kearny Street, Unit 16

AT260012

The tenant submitted the appeal 5 days late because he miscalculated the 15-day deadline as he did not know that he should include weekends in the calculation.

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

The tenant untimely appeals the portion of the decision denying his claims for decreased housing services. In the decision, the ALJ found that the tenant failed to meet his burden of proof to establish that a functioning elevator or Wi-Fi was a housing service included at the commencement of his tenancy, nor that failure to have a locked individual mailbox or temporary closure of an ADA-accessible bathroom constituted substantial decreases in housing services. On appeal, the tenant, for the first time, raises an issue of inoperable elevator floor indicator lights and argues that the landlord should be ordered to install self-locking mailboxes.

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

E. 1060 Cole Street & 60 Grattan Street

AL260014

The landlord appeals the decision denying the landlord's petition seeking certification of capital improvement costs. In the decision, the ALJ denied certification of costs for mandatory seismic work because the landlord failed to establish that it made timely good faith efforts to commence and complete the work within 90 days of issuance of a Notice of Violation from the Department of Building Inspection on October 8, 2019, as both the contract for the engineer and permit application and approval occurred nearly two years after its issuance.

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

F. 242 Carl Street, Unit A

AL260010

The landlord appeals the decision denying the landlord's petition for an extension of time to complete capital improvement work. In the decision, the ALJ determined that the request for extension of time was not reasonable under the circumstances because the landlord knew that the work required more than 90 days to complete before they served the tenant with the notice to vacate or filed the request for extension of time to complete the work. On appeal, the landlord alleges that the ALJ erred in the decision.

Appeal No. AL260010 was withdrawn on April 8, 2026.

IV. Remarks from the Public (cont.)

A. Lucy Gilbert, a tenant at 1651 – 1655 Oak Street (AL260013), said that she has an 8-year-old child and that the building is a community of 18 people, including four children

ranging in age from 6 to 8. She said she is grateful that the Board was able to see the landlords' pattern of neglect because they want to stay in their home and the landlords were making it hard to do so. She said that there were constant maintenance issues and that the petition included only half of all of the problems that they documented. She said, for example, that one time the landlord held his hand under a leaking roof and said it wasn't leaking, even as water dropped onto his hand. She also said that once a month, her child wakes up in the middle of the night crying because of loud fire alarms going off. She said that they are happy in the location because there are good schools in the area and they have the support of several single parents helping each other raise their kids. She thanked the Board for helping make it possible for her to stay in the unit.

VII. Communications

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

- A. Rent Board 2025-2026 Annual Eviction Report.

VIII. Director's Report

Executive Director Christina Varner introduced the Board to Ruben Martinez Ramirez, the newest Rent Board Specialist in the department's Public Information Unit (PIU). Director Varner told the Board that his most recent experience was at a nonprofit in Oakland managing transitional housing, and previous to that he was at St Vincent De Paul's Riley Center Services for Survivors of Domestic Violence as an Emergency Housing Specialist. She said that he holds degrees in Criminal Justice and Psychology from San Francisco State University. With regard to the fee, Director Varner said that late Rent Board fee payments with associated penalties are slowly trickling in and that the department has now collected \$11.3M in 2026 Rent Board fees, up \$500,000 from the last board meeting. Director Varner said that the department remains on target for collection this year and that for any payments received in April, a 10% penalty will be incurred. She said that starting May 1, a 15% penalty will then be assessed and owners should reach out to 311 if they have any questions about their bill, and make sure to pay before June 1 to avoid delinquency. With regard to the Housing Inventory, Director Varner said that over 118,000 Housing Inventory reports have been made across nearly 22,000 parcels, with over 106,300 licenses having been issued as of April 13, 4,000 more than this time last month. Director Varner thanked owners for keeping their reporting current and maintaining compliance, as it keeps disputes low and lessens the chance that landlords and tenants will have to unnecessarily visit the Rent Board for assistance. Director Varner reminded the Board that as discussed at the March board meeting, later that week the department was going to conduct an additional mailing this year 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 600 parcels that pertain to this group. She told the Commissioners that this is similar to the mailing that was conducted last spring, but this time it will be solely 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. With regard to outreach, Director Varner said that on March 18, staff members Evelyn Benitez, Leah

Islar, Abe Jue and Van Lam attended the SF Apartment Association's (SFAA) Landlord Expo in the department's ongoing successful collaboration, where staff provided basic information regarding the Housing Inventory and reporting timelines, fee payment timelines, and eviction questions, and also shared a lot of materials with about 250 participants. She also said that during the Expo, the SFAA held a popular seminar on hoarding, so as a result, Rent Board staff received many questions about hoarding, habitability and safety afterwards. Director Varner said that this past Wednesday, April 8, Inventory & Fee Unit Supervisor Howard Yeung and PIU team member Sam Yee tabled at the Sunset Community Open House, hosted by District 4 Supervisor Alan Wong's office and attended by over 400 residents, and by Mayor Lurie and other elected officials, along with representatives of several other City departments. She said that the most common questions were related to the rent increase license, security deposits, and rent increases. She said that the department was able to stand up a Rent Board presence at this large event in a mere 6 days, and recognized Howard, Sam and their teams for taking quick action. Director Varner also told the Commissioners that as she reported last month, 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, and on April 22, staff will give a presentation to mediators at the SF Bar Association on Rent Board jurisdiction, mediation procedure, navigating preparing for a hearing, overview of Rent Board forms. She said that on April 29 from 4:00-5:00 p.m., PIU staff will begin a multipart series of 1-hour hybrid Wednesday presentations at the San Francisco LGBT Center, starting with an overview of the Rent Board and rent control basics, including information on the Housing Inventory, then just cause and Eviction Protections on May 27 from 5:00-6:00 p.m. targeted to tenants, then Repairs 101 on June 24, and a fourth workshop tailored to landlords in the fall providing an overview of the Rent Board and Renting Basics. With regard to legislation, Director Varner told the Board that there were no current legislative updates. At the conclusion of her report Director Varner thanked the Commissioners for filing their Form 700s and Ethics and Sunshine training completion certificates.

IX. Old Business

There was no Old Business.

X. New Business

There was no New Business.

XI. Calendar Items

May 12, 2026 – regular in-person meeting at 25 Van Ness Avenue, Room 610.

Reader of the Ramaytush Ohlone Land Acknowledgement – Commissioner Hung.

A. Consideration of Appeals

a. 2 appeal considerations

XII. Adjournment

President Gruber adjourned the meeting at 6:43 p.m.