



Daniel Lurie  
*Mayor*

Christina A. Varner  
*Executive Director*

DAVID GRUBER  
*PRESIDENT*

DAVE CROW  
JULIET HALEY  
RICHARD HUNG  
ASHLEY KLEIN  
CATHY MOSBRUCKER  
KENT QIAN  
ARTHUR TOM  
DAVID WASSERMAN

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

Tuesday, June 9, 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 6:04 p.m.

II. Reading of Ramaytush Ohlone Land Acknowledgment

Commissioner Mosbrucker read the Ramaytush Ohlone Land Acknowledgement.

III. Roll Call

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

Commissioners Not Present: Hung; Klein; Tom.

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

IV. Remarks from the Public

A. Jackie Barshak said that she is an associate of TANC (Tenant and Neighborhood Councils), a tenants union that has different local chapters throughout the SF Bay Area and nationally and helps organize tenants to form associations within their buildings. She said that she wanted to inform the Commissioners that the tenants who are organizing are being sabotaged by property owners and managers in the buildings

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where organizing is taking place and being prevented from exercising their protected right to organize. She said that it is troubling that there is no body such as the Rent Board that can oversee the protection of the right for tenants to organize. She additionally said that this Commission is consistently biased towards landlords despite the fact that it is supposed to be a neutral body. She said that historically tenants who file petitions for decreased housing services receive meager amounts and do not receive remuneration commensurate with their actual out-of-pocket costs, the Consumer Price Index, or the standard of living.

V. Approval of the Minutes

MSC: To approve the minutes of May 12, 2026.  
(Wasserman/Qian: 6-0, Haley abstaining)

VI. Consideration of Appeals

A. 861 Post Street, Unit 15

AT260022

The tenant appeals the dismissal of his claim for decreased housing services. The ALJ dismissed the tenant's claim with prejudice due to the tenant's nonappearance at the properly noticed mediation. In the appeal, the tenant claims that he could not attend the mediation because he misplaced the documentation related to the petition and that he is a disabled senior with health problems.

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/Wasserman: 5-0)

B. 2360 Pacific Avenue, Unit 503

AT260019 & AL260020

The tenant and landlord both appeal the decision granting the tenant's claim for decreased housing services and request for a deferral of a rent increase due to the landlord's failure to perform repairs or maintenance required by law. In the decision, the ALJ found the landlord liable to the tenant for rent reductions totaling \$1,013.40 for lack of heat from November 17, 2025 to December 15, 2025, and \$24.87 for the deferral of a rent increase during the period the landlord failed to perform repair or replacement work required by law. In the tenant's appeal, the tenant argues that he was denied procedural fairness because certain post-hearing submissions were not served on him or were improperly considered. He also argues that the ALJ erred by treating portable space heaters as mitigation for the lack of legally required heat, and that the 15% rent reduction was inadequate. In the landlord's appeal, the landlord argues that no rent reduction is warranted, or, alternatively, that the 15% reduction was excessive since the loss of heat was temporary, the landlord acted promptly and reasonably to perform repairs and mitigate the reduction in services, and prior Rent Board decisions do not support the amount of the award in the decision.

Commissioner Wasserman recused himself from consideration of the appeal as he

represents the landlord in other, unrelated matters.

MSC: To deny the landlord's appeal.  
(Mosbrucker/Qian: 3-1, Gruber dissenting)

MSC: To deny the tenant's appeal.  
(Mosbrucker/Qian: 4-0)

C. 1600 Filbert Street, Unit 35

AT260021

The tenant appeals the decision granting the tenant's unlawful rent increase claim and denying the tenant's claims for decreased housing services. In the decision, the ALJ found the landlord liable to the tenant for rent overpayments in the amount of \$4,212.87 but denied the tenant's claims for decreased housing services. In the appeal, the tenant argues that the decision contains factual errors and reflects an abuse of discretion, and that the landlord has not refunded the rent she contends she overpaid for May 2026.

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

D. 415 Jones Street, Unit 311

AL260018

The landlords appeal the decision granting the tenant's claim for unlawful rent increase. In the decision, the ALJ determined that the March 1, 2023, March 1, 2024, and March 1, 2025 rent increases were null and void since the landlord did not have a rent increase license when the rent increases were imposed, and that the landlords were liable to the tenant for rent overpayments totaling \$1,410.18. In the appeal, the landlords argue they were unable to adequately cross-examine the tenant due to substandard language interpretation, that the post-hearing declarations submitted by the tenant lack credibility, and that the tenant does not reside in the subject unit and therefore does not have standing to bring this claim.

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

#### IV. Remarks from the Public (cont.)

*There were no further remarks from the public.*

#### VII. Communications

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

A. News articles from Mission Local, the San Francisco Examiner, and SF Standard.

B. Departmental workload statistics for April 2026.

### VIII. Director's Report

Executive Director Christina Varner told the Commissioners that on May 13 she presented the Rent Board's Fiscal Years 2026-2027 and 2027-2028 budget at the Board of Supervisors Budget and Appropriations Committee and thanked them for their support with the budget. She said that during the budget presentation the department only received one question about the Housing Inventory from Supervisor Chan. Director Varner thanked the Inventory & Fee Unit team for its careful data cleanup and support of the public in accessing the Housing Inventory, as well as the Inventory and Fee Unit and the Public Information Unit for regular dissemination of information to the public about their rights and responsibilities around the Inventory. With regard to the fee, Director Varner said that the 2026 Rent Board fee payment period has now closed and the department has now collected close to \$11.6M in 2026 Rent Board fees, which is an amount slightly lower than what the department has seen this time in previous years, but it does not raise a strong concern for staff. She said that Notices of Delinquent Rent Board Fee will be sent out to about 18,000 parcels starting June 29 and will request payment for the principal and the late penalty. She said that owners will have 30 days to make payment and once the 30 days has passed, all remaining accounts with outstanding fee obligations will be forwarded to the Office of the Treasurer and Tax Collector's Bureau of Delinquent Revenue and an additional fee will be added to the balance. She said that owners with questions should contact 311 with paperwork in hand. With regard to the Housing Inventory, Director Varner said that as of June 8, nearly 127,000 Housing Inventory reports have been made across 22,700 parcels and nearly 114,000 licenses have been issued.

Director Varner also provided an update on the May mailing of 619 notices the department sent 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 to date over 18% of the 619 properties have now been reported into the Housing Inventory, for a total of over 2300 entries. She said that the department is pleased to see growth, however small, as a result of the department's efforts. With regard to outreach, Director Varner said that on June 13, staff from both the Public Information Unit and the Inventory and Fee Unit will table at the Affordable Housing Expo at USF and that the outreach series with the SF LGBT Center has been moved to the fall. With regard to legislation, Director Varner told the Commissioners that there were no legislative updates this month. Director Varner concluded her report with an update regarding upcoming Commissioner reappointments and said that it could deeply affect the Rent Board Commission. She told the Commissioners that six members of this Commission's terms expire in August or September of this year and the Mayor's office has been meeting with members whose terms will be expiring. She said that the department was recently informed that the Mayor's Office indicated they would not reappoint President Gruber and Vice-President Mosbrucker to the Rent Board Commission once their terms expire this August, and that there are potential candidates for both seats that could be appointed corresponding to the time the terms are up. She said she would provide updates as available at the July commission meeting.

### IX. Old Business

*There was no Old Business.*

### X. New Business

*There was no New Business.*

XI. Calendar Items

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

Reader of the Ramaytush Ohlone Land Acknowledgement – Commissioner Qian.

A. Consideration of Appeals

a. 9 appeal considerations

XII. Adjournment

President Gruber adjourned the meeting at 6:42 p.m.