



Rent Stabilization Board

## RENT STABILIZATION BOARD

DATE: November 20, 2014

TO: Honorable Members of the Rent Stabilization Board

FROM: Jay Kelekian, Executive Director

SUBJECT: Request for waiver of late registration penalties

### **Recommendation:**

That the Board approve the attached recommendations.

### **Background and Need For Rent Stabilization Board Action:**

The Board’s penalty waiver process is governed by Regulations 883, 884 and 885. Regulation 883 lists the grounds for administrative waivers. In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria for an administrative waiver. Regulation 884 lists 12 categories, which will require a review of the totality of the circumstances by the full Board prior to granting any waiver request. Waivers that require a review of the totality of the circumstances are listed below as “Discretionary Waiver.” If none of the 12 listed categories apply to the property, the waiver shall be granted/denied in a ministerial manner, based upon the formula outlined in Regulation 884(C). The Board may only alter these ministerial waivers if staff has incorrectly applied the criteria listed in Regulation 884 (B)(1-12).

### **Administrative Waivers**

In accordance with Regulation 883, the Executive Director may administratively waive penalties for waiver requests that meet criteria enumerated in the regulation. The following waiver request qualifies for waiver under Regulation 883(C), unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
4358	1629 Stuart St #B	Miriam Czech	\$776	\$776	\$0
<b>TOTALS</b>			<b>\$776</b>	<b>\$776</b>	<b>\$0</b>

**Financial Impact: Administrative Waivers**

Approval of Executive Director’s recommendations will decrease the Board’s current accounts receivable by \$776.

**Ministerial Waivers**

In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria enumerated in Regulation 883. The following waiver request will be decided ministerially, unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate.

<b>Waiver</b>	<b>Property Address</b>	<b>Owner</b>	<b>Penalty Assessed</b>	<b>Penalty Waived</b>	<b>Penalty Imposed</b>
4419	2330 McGee Ave	Pacita Bautista	\$194	\$194	\$0
4421	2023 Parker St	Mark Hechim	\$582	\$350	\$232
4424	2618 College Ave	Cascade Capital LLC	\$1,358	\$1,358	\$0
4425	2433 San Pablo Ave	Hyun Ju Song	\$776	\$621	\$155
4427	2929 Harper St	Richard Watson	\$352	\$352	\$0
<b>TOTALS</b>			<b>\$3,262</b>	<b>\$2,875</b>	<b>\$387</b>

**Financial Impact: Ministerial Waivers**

Approval of Executive Director’s recommendations will decrease the Board’s current accounts receivable by \$2,875.

**Discretionary Waivers**

For the waiver requests listed below, staff recommendations are attached and presented to the full Board for its approval. With respect to these cases, the determination of good cause to waive some or all of the penalties depends on the totality of the circumstances.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
4422	1629 Walnut St	Irma Reyna	\$582	\$582	\$0
4429	2219 Jefferson Ave	Wayne Lamprey	\$582	\$582	\$0
4430	1300 Monterey Ave	Wayne Lamprey	\$776	\$776	\$0
<b>TOTALS</b>			<b>\$1,940</b>	<b>\$1,940</b>	<b>\$0</b>

**Financial Impact: Discretionary Waivers**

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by \$1,940.

**Name and Telephone Number of Contact Person:**

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Rent Stabilization Board  
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