



Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: March 20, 2017
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).

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.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
4611	3108 Harper Street	Vladimir Jakovleski	\$180	\$180	\$0
4612	1343 MLK Jr. Way	Andrew Soe	\$234	\$187	\$47
4613	1721 San Pablo Avenue	Oliver & Schuyler Merritt	\$168	\$168	\$0
4614	2405 Sacramento Street	Stephanie Xu	\$1,872	\$1,872	\$0
4616	1706 Derby Street	Leah, Janet, & Jerome Zonis	\$468	\$281	\$187
4617	2231 Cedar Street	Triamerica Management	\$1,170	\$936	\$234
4618	1607 Prince Street	Heath Silverman	\$1,872	\$1,872	\$0
4619	2019 7th Street	Jon & Monita Green	\$2,340	\$1,872	\$468
4620	1349 Josephine Street	Mai Spencer	\$576	\$461	\$115
4621	1210 Masonic Avenue	Catherin Ryan & Gary Weimberg	\$468	\$374	\$94
TOTAL			\$9,348	\$8,203	\$1,145

Financial Impact: Ministerial Waivers

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$8,203**.

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
4600	2919 Fulton Street	Christin Cheung & John Virgi	\$3,492	\$1,746	\$1,746
4602	2840 Grant Street	Dorothy McCray	\$522	\$522	\$0
4606	1625 8 th Street	Navoto Babitt	\$468	\$188	\$280
4608	1549 Ashby Avenue	Carol Wong	\$420	\$420	\$0
4615	3228 Adeline Street	3228 Adeline Street LLC	\$1,872	\$936	\$936
TOTAL			\$6,774	\$3,811	\$2,963

Financial Impact: Discretionary Waivers

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$3,811**.

Name and Telephone Number of Contact Person:

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Rent Stabilization Board
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