

Remote Rent Board Meeting Minutes - Held Via Zoom

May 29, 2024

II. Roll Call - 0:01:05

Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair
Philip Mathieu, Tenant, District 5 - Chair
Caleb Roebuck, Tenant, District 4 (absent at the time of roll call)

Staff present:

Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Mercedes Bohaty, Licensing & Registration Assistant
Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications

No communications received.

No written public comment received.

IV. Unfinished Business

a. Tenant Rights Appeal - 0:01:30

Appellant: Bradley Davis, 36 Sawyer St, Unit 1, Portland, ME 04103
Property Owner: Elizabeth Kane, 16252 Bush Rd, Nevada City, CA 95959
CBL: 138-A-012-001

0:17:46 - Caleb Roebuck joins the meeting.

0:21:30 - Christopher "Buddy" Moore moves to penalize the landlord for a violation of Section 6-234(c) at an amount of \$100 for every month an illegal rent amount was collected, 11 months, totaling \$1,100. (June 2023 - April 2024) Seconded by Philip Mathieu. (5-1, Carreras votes no, Roebuck abstains) The motion passes.

0:35:55 - Kristen Carreras moves to impose a one time penalty of \$200 for a single instance in violation of 6-234(d), attempting to raise the rent without appropriate explanation. Seconded by Christopher "Buddy" Moore. (7-0) The motion passes.

0:46:39 - Anne-Laure Razat moves to penalize the landlord for violation of section 6-234(b)(2) for the one time fine for the amount of \$300 for claiming that the termination of the previous unit was voluntary. Seconded by Christopher "Buddy" Moore.

1:05:03 - Anne-Laure Razat moves to amend the previous motion to penalize landlord in violation of 6-234(b)(2) for a one time fine of \$300 to attempt to bank rent increase due to the departure of the previous tenant being found to be involuntary by the Board. Seconded by Christopher "Buddy" Moore. (5-2, Carreras and Mathieu vote no) The motion passes.

1:23:25 - Matthew Lax moves to find one violation for failing to register for 2023, to fine in the amount of \$300, recognizing a \$200 late fee was already paid in regards to the registration. Seconded by Philip Mathieu. (7-0) The motion passes.

1:39:08 - Kristen Carreras moves to find the Landlord in violation of section 6-238(b) and 6-238(c), the penalty for not providing the document to tenants in covered units is a one time fine of \$300. Seconded by Matthew Lax. (7-0) The motion passes.

1:58:28 - Matthew Lax moves to impose a one time penalty of \$500 based on the time the document was not posted and that there was a violation of 6-238(d). Seconded by Kristen Carreras. (7-0) The motion passes.

2:09:09 - Philip Mathieu schedules a special meeting for Monday, June 3, 2024 at 6:30 PM to finalize the Findings of Fact and Conclusions of Law for this item.

V. New Business

a. Discussion of Schedule and Logistics - 2:13:22

The Board discusses the backlog of rent increase applications and the possibility of scheduling additional special meetings. No motions are made during this item.

b. Consideration and Vote on Changes to Rent Board Rules and Procedures - 2:21:50

2:39:41 - Matthew Walker moves to table consideration of the proposed rule regarding public access. Seconded by Caleb Roebuck. (7-0) The motion passes.

VI. Adjourn

2:40:44 - Caleb Roebuck moves to adjourn. Seconded by Matthew Lax. (7-0) The motion passes.