

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD  
FULL BOARD REGULAR MEETING**

**April 23, 2026**

**6:00 P.M.**

**CITY HALL, HEARING ROOM #1 ONE  
FRANK H. OGAWA PLAZA OAKLAND, CA  
94612**

**AGENDA**

**PUBLIC PARTICIPATION**

The public may observe or participate in this meeting in person or remotely via Zoom.

**OBSERVE:**

• To observe the meeting by video conference, please click on the link below:

When: **April 23, 2026 06:00 PM Pacific Time (US and Canada)**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83864911799>

**Meeting ID:** 838 6491 1799

**One tap mobile:** +16699009128,,83864911799# US

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+1 669 444 9171 US, +1 253 215 8782 US (Tacoma),  
+1 346 248 7799 US (Houston), +1 719 359 4580  
US, +1 253 205 0468 US, +1 309 205 3325 US, +1  
312 626 6799 US (Chicago), +1 360 209 5623 US,  
+1 386 347 5053 US, +1 507 473 4847 US, +1 564  
217 2000 US, +1 646 558 8656 US (New York), +1  
646 931 3860 US, +1 689 278 1000 US, +1 301 715  
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**Webinar ID:** 838 6491 1799

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**The Zoom link is to view, listen and/or participate in the meeting.**

**PARTICIPATION/COMMENT:**

To participate/comment during the meeting, you may appear in person or remotely via Zoom.

Comments on all agenda items will be taken during public comment at the beginning of the meeting. Comments for items not on the agenda will be taken during open forum towards the end of the meeting.

If you have any questions, please email [hearingsunit@oaklandca.gov](mailto:hearingsunit@oaklandca.gov)

## **HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD MEETING**

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. PUBLIC COMMENT**

- a. Comments on all agenda items will be made at this time. Comments for items not on the agenda will be taken during open forum.

### **4. CONSENT ITEMS**

- a. Approval of Board Minutes, 03/12/2026 (pp.3-5)

### **5. APPEALS\***

- a. T25-0211, Fox v. SG Investments Inc. (pp.6-68)

### **6. INFORMATION AND ANNOUNCEMENTS**

### **7. SCHEDULING AND REPORTS**

### **8. OPEN FORUM**

- a. Comments from the public on all items will be made at this time.

### **9. ADJOURNMENT**

*The Rent Adjustment Program and the Clerk's office has at least 72 hours prior to the meeting to post all meeting materials pursuant to O.M.C. 2.20.080.C and 2.20.090.*

As a reminder, alternates in attendance (other than those replacing an absent board member) will not be able to take any action, such as with regard to the consent calendar.

**Accessibility:** Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment Program (RAP) staff can be contacted via email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

**HOUSING, RESIDENTIAL RENT AND RELOCATION  
BOARD  
FULL BOARD REGULAR MEETING  
March 12, 2026  
6:00 P.M.  
CITY HALL, HEARING ROOM # 1  
ONE FRANK H. OGAWA PLAZA  
OAKLAND, CA 94612**

**MINUTES**

**1. CALL TO ORDER**

a. The Board meeting was administered in-person by Nyila Webb from the Rent Adjustment Program (RAP), Housing and Community Development Department. Nyila Webb explained the procedure for conducting the meeting. The HRRRB meeting was called to order by Chair Cucullu Lim at 6:08 PM.

**2. ROLL CALL**

<b>MEMBER</b>	<b>STATUS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
D. INGRAM	Tenant			X
C. MUNOZ RAMOS	Tenant	X		
Vacant	Tenant Alt.			
M. GOOLSBY	Tenant Alt.			X
C. OSHINUGA	Undesignated			X
M. CUCULLU LIM	Undesignated	X		
R. SAMATI	Undesignated	X		
K. BRODFUEHRER	Landlord	X		
C. JACKSON	Landlord	X		
Vacant	Landlord Alt.			

*\*Member Munoz Ramos attended remotely in accordance with the Board's Just Cause provisions, citing a childcare need.*

**Staff Present**

Oliver Luby  
Jessica Leavitt  
Nyila Webb

Deputy City Attorney  
Assistant Manager (RAP)  
Administrative Assistant II

**3. PUBLIC COMMENT**

- a. No request submitted online.

**4. CONSENT ITEMS**

- a. Approval of Board Minutes, 02/26/2026 (pp. )

**Member Jackons made a motion to approve the minutes from February 26, 2026.  
Member Brodfuehrer seconded.**

The Board votes as follows:

- Aye:** Vice Chair Samati, K. Brodfuehrer, Member Jackson, Member Munoz Ramos
- Nay:** None
- Abstain:** Chair Cucullu Lim

**The Minutes were approved.**

**5. APPEALS\***

- a. L25-0072 Watling et al v. Tenant (pp.)

**Appearances at appeal: Tenant Appeal**

- Owner:** Jake Walting
- Tenant:** Elliott Cavanaugh

Once the parties had time for discussion, the Board asked questions, then deliberated on the case. After consideration, they concluded, and a motion was made.

**Member Brodfuehrer made a motion to remand this decision back to the hearing officer to examine merits of owner’s petition and particularly explain reg 8.22.070.a and how its applicable.**

**Chair Cucullu Lim seconded.**

The Board voted as follows:

- Aye:** C. Jackson, Vice Chair Samati, Chair Cucullu Lim, K. Brodfuehrer
- Nay:** None
- Abstain:** None

**The motion is approved.**

**6. INFORMATION AND ANNOUNCEMENTS**

- a. Staff has updated the agenda format to remove ‘New Board Business’ based on legal guidance. Board Members may use the ‘Scheduling’ item to request topics for future agendas.

**7. RAP STAFF UPDATE**

- a. Staff will provide updates requested by the Board, including information on recruitment, outreach, and other ongoing items.
  - 1. Staff provided the requested updates on recruitment, outreach, and other ongoing items, and the Board engaged in discussion.

**8. SCHEDULING AND REPORTS (to agendize for next meeting)**

- a. None

**9. OPEN FORUM**

- a. No speaker cards were submitted in person or online.

**10. ADJOURNMENT**

- a. Meeting adjourned at 6:55 pm.

## CHRONOLOGICAL CASE REPORT

Case No.: T25-0211

Case Name: Fox v. SG Investments Inc.

Property Address: 225 Clifton St #113 Oakland, CA 94618

Parties: Tenant - Maren Fox  
Owner - Zachary Chan with SG Investments Inc.  
Manager - Leady Castillo with FPI MANAGEMENT

### TENANT APPEAL:

<u>Activity</u>	<u>Date</u>
Tenant Petition & Exhibits filed	December 25, 2025
NO Owner Response filed	
Notice of Incomplete Tenant Petition sent	February 2, 2026
Tenant Submission (Filed in response to NOI.)	March 2, 2026
DISMISSAL OF INCOMPLETE PETITION	March 5, 2026
Tenant E-mail Exhibit	March 6, 2026
Tenant Appeal filed	March 24, 2026
Appeal Hearing Scheduled	April 16, 2026

**000006**



City of Oakland Rent Adjustment Program  
 250 Frank H. Ogawa Plaza, Suite 5313  
 Oakland, CA 94612  
 (510) 238-3721

T25-0211 SM/BJ  
TENANT PETITION

**RECEIVED**

DEC 25 2025

RENT ADJUSTMENT PROGRAM  
**OAKLAND**

**Property Address:** 225 CLIFTON ST  
**Case:** Petition: 18284  
**Date Filed:** 12-25-2025

Party	Name	Address	Mailing Address	
Manager	Leady Castillo FPI MANAGEMENT	225 Clifton St 111 / OFFICE Oakland, CA 94618	225 Clifton St 111 / OFFICE Oakland, California 94618	(510) 216-8439 leadycastillo@fpimgt.com
Owner	Zachary Chan SG Investments Inc.	42 Schooner Hill Oakland, CA 94618	42 Schooner Hill Oakland, California 94618	(510) 666-0848 zachary@sginvestmentsinc.cc
Tenant	Maren Fox	225 Clifton Street 113 Oakland, CA 94618		(805) 886-8331 maren.fox@gmail.com
Representative	Maren Fox	225 Clifton St 113 Oakland, CA 94618	225 Clifton St 113 Oakland, California 94618	(805) 886-8331 maren.fox@gmail.com

**Number of units on the property** 74

**Type of unit you rent** Apartment, Room or Live-work

**Are you current on your rent?** Yes

**If you are not current on your rent, please explain. (If you are legally withholding rent state what, if any, habitability violations exist in your unit.)**

**Grounds for Petition**

**For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. I (We) contest one or more rent increases on one or more of the following grounds:**

The property owner is providing me with fewer housing services than I previously received and/or I am being charged for services originally paid for by the owner. (Check this box for petitions based on bad conditions/failure to repair.)



**TENANT PETITION**

**Rental History**

<b>Date you moved into the Unit</b>	7/15/2020
<b>Initial Rent</b>	\$ 1,995.00 /month
<b>Current Rent</b>	\$ 1,824.00 /month
<b>Is your rent subsidized or controlled by any government agency, including HUD (Section 8)?</b>	No
<b>When, if ever, did the property owner first provide you the City form, NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM ('RAP Notice')?</b>	I do not remember if I ever received the RAP Notice.
<b>List the case numbers of any relevant prior Rent Adjustment case(s):</b>	T25-0067

**List all rent increases that you want to challenge\*.**

*\* You have 90 days from the date of notice of increase or from the first date you received written notice of the existence of the Rent Adjustment program (whichever is later) to contest a rent increase. (O.M.C. 8.22.090 A 2) If you did not receive a RAP Notice with the rent increase you are contesting but have received it in the past, you have 120 days to file a petition. (O.M.C. 8.22.090 A 3)*

**List case number(s) of all Petition(s) you have ever filed for this rental unit and all other relevant Petitions:**

T25-0067



**TENANT PETITION**

**Description of Decreased or Inadequate Housing Services**

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Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section.

**Loss of Service**

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**Date Loss Began** 04-12-2024

**Date Owner Was Notified of Loss** 04-12-2024

**Estimated Loss** 1915.2

**Reduced Service Description**

SCREEN DOOR BROKEN — Patio screen door broken since Feb 2023. Does not slide, wheel broken, comes off track, won't close. Documented in April 2024 inspection. Included in RAP Settlement T25-0067. Required by 9/23/25. Still unrepaired. 5% × 21 months.

Calculation:  $\$1,824/\text{mo} \times 5\% = \$91.20/\text{mo} \times 21 \text{ months} = \$1,915.20$

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**Loss of Service**

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**Date Loss Began** 04-12-2024

**Date Owner Was Notified of Loss** 04-12-2024

**Estimated Loss** 1915.2

**Reduced Service Description**

SLIDING GLASS DOOR BROKEN — Sticks, hard to open/close, doesn't lock. Since move-in July 2020. Request to fix documented in April 2024 inspection. Included in RAP Settlement T25-0067. Required by 9/23/25. Still unrepaired. 5% × 21 months.

Calculation:  $\$1,824/\text{mo} \times 5\% = \$91.20/\text{mo} \times 21 \text{ months} = \$1,915.20$

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**Loss of Service**

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**Date Loss Began** 11-25-2024

**Date Owner Was Notified of Loss** 11-25-2024

**Estimated Loss** 900

**Reduced Service Description**

RELOCATION PAYMENT — DEC 2024. Required to relocate 2 days for construction. Notice fewer than 15 days. Landlord offered \$200/day to tenants. Owed: \$400 (2 days) + \$500 (short-notice) = \$900. NOT PAID. Only \$117.68 rent credit applied. Rent credits do not satisfy legal requirement for direct payment.

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**Loss of Service**

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**TENANT PETITION**

**Date Loss Began** 04-15-2022

**Date Owner Was Notified of Loss** 07-25-2025

**Estimated Loss** 3250

**Reduced Service Description**

COUNTERTOPS — Damaged since move-in (July 2020). Heat damage, laminate bubbles, decay around sink. Verbal assurances of renovation (2022, 2023) said unit would be renovated as well at the other units. Raised in June 2025 RAP process. No action. Est. \$50/mo × 65 months.

**Loss of Service**

**Date Loss Began** 04-15-2022

**Date Owner Was Notified of Loss** 07-25-2025

**Estimated Loss** 2200

**Reduced Service Description**

CARPET — Original, significantly deteriorated. Two prior managers (2022, 2023) said unit would be renovated as well at the other units. Raised in June 2025 RAP process. No action. Est. \$50/mo × 44 months.

**Loss of Service**



**TENANT PETITION**

**Date Loss Began** 09-23-2025  
**Date Owner Was Notified of Loss** 07-31-2025  
**Estimated Loss** 19822.4

**Reduced Service Description**

- Unpaid Relocation Compensation: \$900
- Bounced Relocation Payments: \$100
- Loss of Habitability (66 days @ \$200/day): \$13,200
- Loss of Quiet Enjoyment (66 days @ \$50/day): \$3,300
- Failure to Provide Hazard Disclosure: \$600
- Illegally Changed Locks: \$800
- Denied Reasonable Access: \$1,800
- Property Loss Due to Negligence: \$1,000
- Mailroom Security Failure: \$500
- Emotional Distress / Health Impact: \$2,000

ORIGINAL TOTAL: \$24,200

ALREADY RECEIVED: \$4,377.60 (rent credit applied July 2025)

Dollar Value of Claimed Loss: \$24,200 - \$4,377.60 = \$19,822.40

**Loss of Service**

**Date Loss Began** 09-19-2025  
**Date Owner Was Notified of Loss** 09-19-2025  
**Estimated Loss** 500

**Reduced Service Description**

SHORT-NOTICE RELOCATION PAYMENT — SEPT 2025. Aug 20, 2025 notice did not indicate overnight relocation. Clarification not provided until Sept 19 on happenstance (running into another tenant discussing the issue with management) — only 4 days before Sept 23-25 outage. \$500 short-notice payment required under OMC 8.22.620(C). Not provided.

**Loss of Service**



**TENANT PETITION**

**Date Loss Began** 09-19-2025  
**Date Owner Was Notified of Loss** 09-20-2025  
**Estimated Loss** 885.55

**Reduced Service Description**

**Mediation**

Mediation is an optional process offered by the Rent Adjustment Program to assist parties in settling the issues related to their Rent Adjustment case as an alternative to the formal hearing process. The purpose of mediation is to find a mutual agreement that satisfies both parties. A trained third party will discuss the issues with both sides, look at relative strengths and weaknesses of each position, and consider both parties' needs in the situation. If a settlement is reached, the parties will sign a binding agreement and there will not be a formal hearing process. If no settlement is reached, the case will go to a formal hearing with a Rent Adjustment Hearing Officer, who will then issue a hearing decision.

Mediation will only be scheduled if both parties agree to mediate. Sign below if you want to request mediation for your case.

**I/We agree to have my/our case mediated by a Rent Adjustment Program staff mediator.** Yes

**Consent to Electronic Service**

Check the box below if you agree to have RAP staff send you documents related to your case electronically. If all parties agree to electronic service, the RAP will only send documents electronically and not by first class mail.

**I/We consent to receiving notices and documents in this matter electronically at the email address(es) provided in this petition.** Yes

**Interpretation Services**

If English is not your primary language, you have the right to an interpreter in your primary language at the Rent Adjustment hearing and mediation session. You can request an interpreter by completing this section.

**I request an interpreter fluent in the following language at my Rent Adjustment proceeding:** No



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721

**TENANT PETITION**

***I/We declare under penalty of perjury pursuant to the laws of the State of California that everything I/we said in this petition is true and that all the documents attached to the petition are true copies of the originals.***

**Maren Fox**

**12/25/2025**

**Signature**

**Date**



**CITY OF OAKLAND**  
**RENT ADJUSTMENT PROGRAM**  
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA  
94612-0243  
(510) 238-3721  
CA Relay Service 711  
[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

## **NOTICE TO PROPERTY OWNER OF TENANT PETITION**

### **ATTENTION: IMMEDIATE ACTION REQUIRED**

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

- **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**
  
- **TO RESPOND:**
  - 1) **Complete** a **PROPERTY OWNER RESPONSE** form found on the RAP website.
  - 2) **Serve a copy** of your **PROPERTY OWNER RESPONSE** form on the tenant (or the tenant's representative listed on the petition) by mail or personal delivery.
  - 3) **Complete** a **PROOF OF SERVICE** form (which is attached to the Response form and also available as on the website) and provide a copy to the tenant (or tenant's representative) together with your **PROPERTY OWNER RESPONSE** form.
  - 4) **Submit** your **PROPERTY OWNER RESPONSE** form and completed **PROOF OF SERVICE\*** form to RAP through RAP's online portal, via email, or by mail.

*\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.*

**DOCUMENT REVIEW:** The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

**FOR ASSISTANCE:** Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the **PROPERTY OWNER RESPONSE** form.

# NOTICE TO PROPERTY OWNER OF TENANT PETITION

## ATTENTION: IMPORTANT INFORMATION BELOW

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

**YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

### **TO RESPOND:**

- 1) Complete and sign a PROPERTY OWNER RESPONSE form found on the RAP website.  
(<https://www.oaklandca.gov/services/respond-to-a-tenant-petition-for-the-rent-adjustment-program>)
- 2) Complete a PROOF OF SERVICE (POS) form (which is attached to the Response form and also available on the website) and provide an unsigned copy of the POS to the tenant (or tenant's representative) together with a copy of your signed PROPERTY OWNER RESPONSE form.
- 3) Submit your signed PROPERTY OWNER RESPONSE form and completed and signed PROOF OF SERVICE\* form to RAP through RAP's online portal, via email, or by mail.

\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.

\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the owner has been served with a copy.

### **DOCUMENT REVIEW:**

The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

### **FOR ASSISTANCE:**

Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the PROPERTY OWNER RESPONSE form.

## PROOF OF SERVICE

**NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION (PLUS ANY ATTACHMENTS) ON THE PROPERTY OWNER PRIOR TO FILING YOUR PETITION WITH RAP. You must include a copy of the RAP form "NOTICE TO PROPERTY OWNER OF TENANT PETITION" (the preceding page of this petition packet) and a completed PROOF OF SERVICE form together with your Petition.**

- 1) Use this PROOF OF SERVICE form to indicate the date and manner of service and the person(s) served.
- 2) NOTE: Email is not a form of allowable service on a party of a petition or response pursuant to the Ordinance.
- 3) Provide a complete but unsigned copy of this PROOF OF SERVICE form to the person(s) being served together with the documents being served.
- 4) File your completed and signed copy of this PROOF OF SERVICE form with RAP together with your Petition. Your Petition will not be considered complete until this form has been filed indicating that service has occurred.



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721

## PROOF OF SERVICE

*TENANT PETITION*

**Electronic Petition number: 18020**

I declare under penalty of perjury under the laws of the State of California that on **05-16-2025** I, **Maren Fox-Galassi**, served a copy of the following document(s), Tenant Petition, the Notice to Property Owner of Tenant Petition and all attached 0 pages, to each opposing party, whose names and addresses are listed below, by **United States mail**.

**Names of Served Document(s)**

**Addressee(s) Information**

**Addressee:** Zachary Chan  
42 SCHOONER HL  
OAKLAND CA 94618-2335

**Addressee:** Tanisha Salter  
800 IRON POINT RD  
FOLSOM CA 95630-9004

**Maren Fox-Galassi**

**05-16-2025**

**City of Oakland Rent Adjust Program**  
**Date Printed: 05-16-2025**

**000017**



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721

## **PROOF OF SERVICE**

*TENANT PETITION*

**Electronic Petition number: 18020**

**City of Oakland Rent Adjust Program**  
**Date Printed: 05-16-2025**

**000018**

Resident Ledger



Date: 12/24/2025

Code	t0984086	Property	x27	Lease From	12/01/2022
Name	MAREN FOX-GALASSI	Unit	113	Lease To	12/31/2022
Address	225 CLIFTON STREET	Status	Current	Move In	07/17/2020
		Rent	1824.00	Move Out	
City	OAKLAND, CA 94618	Phone (H)	(805) 866-8331	Phone (W)	

Date	Chg Code	Post Month	Description	Charge	Payment	Balance	Chg/Rec
07/17/2020	secdep	08/2023	Security Deposit	2,000.00		2,000.00	46657654
07/17/2020		08/2023	chk# 1		2,000.00	0.00	28728019
08/10/2023	begdel	08/2023	:Posted by QuickTrans (begdel)	15.90		15.90	46671381
09/01/2023	rent	09/2023	MONTHLY RENT (09/2023)	1,824.00		1,839.90	47107728
09/01/2023	carport	09/2023	CARPORT FEE (09/2023)	150.00		1,989.90	47107729
09/01/2023	carport	09/2023	CARPORT FEE (09/2023)	(150.00)		1,839.90	47107730
09/01/2023	insu	09/2023	Liability Insur	7.95		1,847.85	47116764
09/06/2023		02/2024	chk# 311		1,824.00	23.85	30300088
10/01/2023	rent	10/2023	MONTHLY RENT (10/2023)	1,824.00		1,847.85	47662023
10/01/2023	carport	10/2023	CARPORT FEE (10/2023)	150.00		1,997.85	47662024
10/01/2023	carport	10/2023	CARPORT FEE (10/2023)	(150.00)		1,847.85	47662025
10/01/2023	insu	10/2023	Liability Insur 10/23	7.95		1,855.80	47670949
10/03/2023		10/2023	chk# 14162102 Rent, Order ID 410700221		1,824.00	31.80	29232125
11/01/2023	rent	11/2023	MONTHLY RENT (11/2023)	1,824.00		1,855.80	48266502
11/01/2023	carport	11/2023	CARPORT FEE (11/2023)	150.00		2,005.80	48266503
11/01/2023	carport	11/2023	CARPORT FEE (11/2023)	(150.00)		1,855.80	48266504
11/01/2023	insu	11/2023	Liability Insur 11/23	7.95		1,863.75	48269978
11/20/2023		11/2023	chk# 14688758 Rent, Order ID 424644052		1,824.00	39.75	29647420
12/01/2023	rent	12/2023	MONTHLY RENT (12/2023)	1,824.00		1,863.75	48852395
12/01/2023	carport	12/2023	CARPORT FEE (12/2023)	150.00		2,013.75	48852396
12/01/2023	carport	12/2023	CARPORT FEE (12/2023)	(150.00)		1,863.75	48852397
12/01/2023	insu	12/2023	Liability Insur 12/23	7.95		1,871.70	48857394
12/05/2023		12/2023	chk# 14963768 Rent, Order ID 910220825		1,824.00	47.70	29844123
01/01/2024	rent	01/2024	MONTHLY RENT (01/2024)	1,824.00		1,871.70	49442510
01/01/2024	carport	01/2024	CARPORT FEE (01/2024)	150.00		2,021.70	49442511
01/01/2024	carport	01/2024	CARPORT FEE (01/2024)	(150.00)		1,871.70	49442512
01/01/2024	insu	01/2024	Liability Insur 1/24	7.95		1,879.65	49452570
01/04/2024		01/2024	chk# 15307509 Rent, Order ID 345256708		1,824.00	55.65	30131713
02/01/2024	rent	02/2024	MONTHLY RENT (02/2024)	1,824.00		1,879.65	50047495
02/01/2024	carport	02/2024	CARPORT FEE (02/2024)	150.00		2,029.65	50047496
02/01/2024	carport	02/2024	CARPORT FEE (02/2024)	(150.00)		1,879.65	50047497
02/01/2024	insu	02/2024	Liability Insur 2/24	7.95		1,887.60	50059981
02/05/2024		02/2024	chk# 15696809 Rent, Order ID 550463012		1,824.00	63.60	30439306
03/01/2024	rent	03/2024	MONTHLY RENT (03/2024)	1,824.00		1,887.60	50669457
03/01/2024	carport	03/2024	CARPORT FEE (03/2024)	150.00		2,037.60	50669458
03/01/2024	carport	03/2024	CARPORT FEE (03/2024)	(150.00)		1,887.60	50669459
03/01/2024	insu	03/2024	Liability Insur 3/24	7.95		1,895.55	50687319
03/05/2024		03/2024	chk# 16106490 Rent, Order ID 835022724		1,824.00	71.55	30777211
04/01/2024	rent	04/2024	MONTHLY RENT (04/2024)	1,824.00		1,895.55	51340462
04/01/2024	carport	04/2024	CARPORT FEE (04/2024)	150.00		2,045.55	51340463
04/01/2024	carport	04/2024	CARPORT FEE (04/2024)	(150.00)		1,895.55	51340464
04/04/2024		04/2024	chk# 16465804 Rent, Order ID 865035883		1,824.00	71.55	31100365
05/01/2024	rent	05/2024	MONTHLY RENT (05/2024)	1,824.00		1,895.55	52002321
05/01/2024	carport	05/2024	CARPORT FEE (05/2024)	150.00		2,045.55	52002322
05/01/2024	carport	05/2024	CARPORT FEE (05/2024)	(150.00)		1,895.55	52002323

05/08/2024		05/2024	chk# 16945411 Rent, Order ID 122390022		1,824.00	71.55	31494689
06/01/2024	rent	06/2024	MONTHLY RENT (06/2024)	1,824.00		1,895.55	52641213
06/01/2024	carport	06/2024	CARPORT FEE (06/2024)	150.00		2,045.55	52641214
06/01/2024	carport	06/2024	CARPORT FEE (06/2024)	(150.00)		1,895.55	52641215
06/01/2024		06/2024	chk# 379		1,824.00	71.55	31876905
07/01/2024	rent	07/2024	MONTHLY RENT (07/2024)	1,824.00		1,895.55	53285902
07/01/2024	carport	07/2024	CARPORT FEE (07/2024)	150.00		2,045.55	53285903
07/01/2024	carport	07/2024	CARPORT FEE (07/2024)	(150.00)		1,895.55	53285904
07/15/2024		07/2024	chk# 308 NSFed by ctrl# 32549261 Check #380 NSF		1,824.00	71.55	32219906
08/01/2024	rent	08/2024	MONTHLY RENT (08/2024)	1,824.00		1,895.55	53961142
08/01/2024	carport	08/2024	CARPORT FEE (08/2024)	150.00		2,045.55	53961143
08/01/2024	carport	08/2024	CARPORT FEE (08/2024)	(150.00)		1,895.55	53961144
08/05/2024		08/2024	chk# 18102542 Rent, Order ID 494460101		1,824.00	71.55	32469366
08/13/2024	nsf	08/2024	Returned check charge	25.00		96.55	54091105
08/13/2024		08/2024	chk# 308 NSF receipt Ctrl# 32219906 Check #380 NSF		(1,824.00)	1,920.55	32549261
09/01/2024	rent	09/2024	MONTHLY RENT (09/2024)	1,824.00		3,744.55	54599892
09/01/2024	carport	09/2024	CARPORT FEE (09/2024)	150.00		3,894.55	54599893
09/01/2024	carport	09/2024	CARPORT FEE (09/2024)	(150.00)		3,744.55	54599894
09/09/2024		09/2024	chk# 18541283 Rent, Order ID 484108308 NSFed by ctrl# 32879928 Rent, Order ID 484108308		1,824.00	1,920.55	32842576
09/12/2024	nsf	09/2024	Returned check charge	25.00		1,945.55	54730835
09/12/2024		09/2024	chk# 18541283 NSF receipt Ctrl# 32842576 Rent, Order ID 484108308		(1,824.00)	3,769.55	32879928
10/01/2024	rent	10/2024	MONTHLY RENT (10/2024)	1,824.00		5,593.55	55218853
10/01/2024	carport	10/2024	CARPORT FEE (10/2024)	150.00		5,743.55	55218854
10/01/2024	carport	10/2024	CARPORT FEE (10/2024)	(150.00)		5,593.55	55218855
10/04/2024		10/2024	chk# 18872990 Rent, Order ID 852673195		50.00	5,543.55	33126705
10/04/2024		10/2024	chk# 18873009 Rent, Order ID 561656122		3,648.00	1,895.55	33126719
10/07/2024	insu	10/2024	7/17/2023 to 7/17/2024 ins cover	(55.65)		1,839.90	55321899
10/30/2024	utilinc	11/2024	credit approved by Tanisha	(15.90)		1,824.00	55663552
10/31/2024	rent	11/2024	19 day relocation credit	(1,152.20)		671.80	55677301
10/31/2024	rent	11/2024	sb 21 total credit relocation	(124.60)		547.20	55677484
10/31/2024	rent	11/2024	Wrong charge code used, sb conc	1,152.20		1,699.40	56264644
10/31/2024	conc	11/2024	conc for 19 days relocation	(1,152.20)		547.20	56264647
10/31/2024	rent	11/2024	Wrong charge code used, sb conc	124.60		671.80	56264650
10/31/2024	conc	11/2024	Conc sb 21 days	(124.60)		547.20	56264652
11/01/2024	rent	11/2024	MONTHLY RENT (11/2024)	1,824.00		2,371.20	55873539
11/01/2024	carport	11/2024	CARPORT FEE (11/2024)	150.00		2,521.20	55873540
11/01/2024	carport	11/2024	CARPORT FEE (11/2024)	(150.00)		2,371.20	55875829
11/26/2024	rent	12/2024	2 days conc relocation	(117.68)		2,253.52	56254075
11/26/2024	rent	12/2024	Wrong charge code used, sb conc	117.68		2,371.20	56264653
11/26/2024	conc	12/2024	Conc for 2 days relocation	(117.68)		2,253.52	56264657
12/01/2024	carport	12/2024	CARPORT FEE (12/2024)	(150.00)		2,103.52	56497750
12/01/2024	rent	12/2024	MONTHLY RENT (12/2024)	1,824.00		3,927.52	56497753
12/01/2024	carport	12/2024	CARPORT FEE (12/2024)	150.00		4,077.52	56497754
01/01/2025	rent	01/2025	MONTHLY RENT (01/2025)	1,824.00		5,901.52	56971213
01/01/2025	carport	01/2025	CARPORT FEE (01/2025)	(150.00)		5,751.52	56973434
01/01/2025	carport	01/2025	CARPORT FEE (01/2025)	150.00		5,901.52	56973435
02/01/2025	rent	02/2025	MONTHLY RENT (02/2025)	1,824.00		7,725.52	57745647
02/01/2025	carport	02/2025	CARPORT FEE (02/2025)	150.00		7,875.52	57745648
02/01/2025	carport	02/2025	CARPORT FEE (02/2025)	(150.00)		7,725.52	57745671
03/01/2025	carport	03/2025	CARPORT FEE (03/2025)	(150.00)		7,575.52	58367524
03/01/2025	rent	03/2025	MONTHLY RENT (03/2025)	1,824.00		9,399.52	58368268
03/01/2025	carport	03/2025	CARPORT FEE (03/2025)	150.00		9,549.52	58368269
04/01/2025	rent	04/2025	MONTHLY RENT (04/2025)	1,824.00		11,373.52	58804906
04/01/2025	carport	04/2025	CARPORT FEE (04/2025)	150.00		11,523.52	58804907
04/01/2025	carport	04/2025	CARPORT FEE (04/2025)	(150.00)		11,373.52	58804908
05/01/2025	rent	05/2025	MONTHLY RENT (05/2025) 30 days	1,765.00		13,138.52	59456399
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 30 days	145.00		13,283.52	59456400
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 30 days	(145.00)		13,138.52	59456401
05/01/2025	rent	05/2025	MONTHLY RENT (05/2025) 1 days	59.00		13,197.52	59767606
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 1 days	5.00		13,202.52	59767607

05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 1 days	(5.00)		13,197.52	59767608
06/01/2025	rent	06/2025	MONTHLY RENT (06/2025)	1,824.00		15,021.52	60102532
06/01/2025	carport	06/2025	CARPORT FEE (06/2025)	150.00		15,171.52	60102533
06/01/2025	carport	06/2025	CARPORT FEE (06/2025)	(150.00)		15,021.52	60102534
07/01/2025	rent	07/2025	MONTHLY RENT (07/2025) 15 days	883.00		15,904.52	60761744
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 15 days	73.00		15,977.52	60761745
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 15 days	(73.00)		15,904.52	60761746
07/01/2025	rent	07/2025	MONTHLY RENT (07/2025) 16 days	941.00		16,845.52	60971122
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 16 days	77.00		16,922.52	60971123
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 16 days	(77.00)		16,845.52	60971124
07/22/2025		07/2025	chk# 259		1,824.00	15,021.52	36049569
07/22/2025		07/2025	chk# 3230225		17,586.52	(2,565.00)	36050419
07/23/2025	conc	08/2025	Settlement agreement	(4,377.60)		(6,942.60)	61068090
08/01/2025	carport	08/2025	CARPORT FEE (08/2025)	(150.00)		(7,092.60)	61565323
08/01/2025	rent	08/2025	MONTHLY RENT (08/2025)	1,824.00		(5,268.60)	61565328
08/01/2025	carport	08/2025	CARPORT FEE (08/2025)	150.00		(5,118.60)	61565329
09/01/2025	carport	09/2025	CARPORT FEE (09/2025)	(150.00)		(5,268.60)	62220996
09/01/2025	rent	09/2025	MONTHLY RENT (09/2025)	1,824.00		(3,444.60)	62221045
09/01/2025	carport	09/2025	CARPORT FEE (09/2025)	150.00		(3,294.60)	62221046
10/01/2025	carport	10/2025	CARPORT FEE (10/2025)	(150.00)		(3,444.60)	62857874
10/01/2025	rent	10/2025	MONTHLY RENT (10/2025)	1,824.00		(1,620.60)	62857931
10/01/2025	carport	10/2025	CARPORT FEE (10/2025)	150.00		(1,470.60)	62857932
10/31/2025	insu	11/2025	Renter Insurance Non Compliance	7.99		(1,462.61)	63291082
11/01/2025	carport	11/2025	CARPORT FEE (11/2025)	(150.00)		(1,612.61)	63486992
11/01/2025	rent	11/2025	MONTHLY RENT (11/2025)	1,824.00		211.39	63487034
11/01/2025	carport	11/2025	CARPORT FEE (11/2025)	150.00		361.39	63487035
11/06/2025		11/2025	chk# 24230463 Rent, Order ID 232262793		361.39	0.00	37222639
11/17/2025		11/2025	reimbursements for hotels and food due to PG&E work (Payable)	(500.00)		(500.00)	10334167
11/20/2025		11/2025	Chk# 1019 to payable		(500.00)	0.00	5212177
12/01/2025	carport	12/2025	CARPORT FEE (12/2025)	(150.00)		(150.00)	64105917
12/01/2025	rent	12/2025	MONTHLY RENT (12/2025)	1,824.00		1,674.00	64105943
12/01/2025	carport	12/2025	CARPORT FEE (12/2025)	150.00		1,824.00	64106082
12/04/2025		12/2025	chk# 24575198 Rent, Order ID 239987542		1,824.00	0.00	37490795

# Your receipt from Airbnb



Receipt ID: RC9HSDDYCQ · September 20, 2025

## Emeryville

### 4 nights in Emeryville

Mon, Sep 22, 2025 → Fri, Sep 26, 2025

Entire home/apt · 1 bed · 1 guest · 2 pets



Hosted by Jess T

Confirmation code: HMNP24QRWY

[Go to itinerary](#) · [Go to listing](#)

Traveler: Maren Fox

### Cancellation policy

This reservation is non-refundable.

Time shown is based on the location of the listing.

### Have a question?

Find details about payments and refunds in [your payments](#), or try the [Help Center](#).

## Price breakdown

\$194.00 x 4 nights	\$776.00
Airbnb service fee	\$109.55
<b>Total (USD)</b>	<b>\$885.55</b>

## Payment

Apple Pay	\$885.55
September 20, 2025, 3:05:46 PM EDT	
<b>Amount paid (USD)</b>	<b>\$885.55</b>

### Airbnb Payments, Inc.

Airbnb Payments is a limited payment collection agent of your Host. It means that upon your payment of the Total Price to Airbnb Payments, your payment obligation to your Host is satisfied. Refund requests will be processed in accordance with: (i) the Host's cancellation policy (available on the Listing); or (ii) Rebooking and Refund Policy Terms, available at [www.airbnb.com/terms](http://www.airbnb.com/terms). Questions or complaints: contact Airbnb Payments, Inc. at +1 (844) 234-2500.

### Payment processed by:

Airbnb Payments, Inc.  
888 Brannan Street, San Francisco, CA  
94103

Airbnb, Inc.  
888 Brannan St, San Francisco, CA 94103  
[www.airbnb.com](http://www.airbnb.com)



000022

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**Important Clarification – PG&E Power Shutdown**

9 messages

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**225 Clifton** <Resident\_Office-225clifton@knck.io>  
Reply-To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1349326968@knck.io>  
To: maren.fox@gmail.com

Fri, Sep 19, 2025 at 6:24 PM

Dear Clifton Residents,

I want to sincerely apologize for any confusion regarding the upcoming PG&E power shutdown. After reviewing the original notice and speaking with the team, I'd like to clarify the impact:

📌 Buildings 1 & 2 (Units 1–14):

Power will be completely shut off for three full days—Tuesday, September 23 through Thursday, September 25. While PG&E crews will be working between 8:00 AM and 5:00 PM, the power will remain off overnight during this entire period.

📌 Buildings 3 & 4 (Units 15–24):

Power will be shut off only on Tuesday, September 23, from 8:00 AM to 5:00 PM.

📌 This outage includes all electrical functions, such as refrigerators, lighting, and outlets. Please plan accordingly to avoid food spoilage and other disruptions.

📌 Temporary Housing Options:

As noted in the original notice, residents in Buildings 1 & 2 may choose to stay in nearby hotels during the outage. If you do, please save your receipts—reasonable expenses will be reimbursed via rent credit.

Nearby options include:

- Signature Inn – 4140 Broadway, Oakland, CA 94611 – (510) 653-0458
- Bay Breeze Inn – 4919 Coliseum Way, Oakland, CA 94601 – (510) 536-5972

📌 Rent Credit:

All residents will receive a rent credit for the days your unit is without power.

I truly appreciate your patience and understanding. As many of you know, I'm new to the property and learning alongside you. Thank you for your support as we navigate this together. If you have questions or need help, I'm available by phone and email. And if you're around today, come say hi in the main lobby—we've got snacks available while supplies last!

Warmly,  
Ledy Castillo  
Community Director  
225 Clifton, Oakland, CA 94618  
📞 (510) 216-8439  
✉️ 225clifton.info@fpimgt.com



**Lorena Gonzalez** Community Director  
225 Clifton  
225 Clifton St Oakland CA 94618  
<https://knockrentals.com/community/59711eb05c67bc6e>

Rather text? Reply to (510) 617-1535, or opt-in here.

You are receiving this email because you are a resident at 225 Clifton.  
You may opt-out by clicking below.  
Unsubscribe

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Maren <maren.fox@gmail.com>  
To: Kelly Mele <kelly.mele@fpimgt.com>  
Cc: 225 Clifton <chats-j4ilpwmc-1703714273+resident+1349326968@knck.io>  
Bcc: Maren <maren.fox@gmail.com>

Fri, Sep 19, 2025 at 10:13 PM

Dear Ledy,

Thank you for your email clarifying the September 23–25 power shutdown and confirming that rent credits will be issued for outage days. I appreciate your effort to address the confusion around the original notice because reading it, it's not clear that relocation is

**000024**

required.

The original notice (dated 8/20/25) stated:

*"Buildings 1 & 2: Power will be shut off Tuesday, 9/23, through Thursday, 9/25, from 8:00 a.m. to 5:00 p.m.  
Buildings 3 & 4: Power will be shut off on Tuesday, 9/23, from 8:00 a.m. to 5:00 p.m."  
"If you should choose temporary housing, please save and provide receipts to the management office. All actual and reasonable expenses will be reimbursed via additional rent credit."*

Many tenants, myself included, reasonably understood this to mean power would be off only during the day, that we could return home overnight, and that temporary housing was optional. I made modest plans for daytime work but did not prepare for full relocation.

This situation is more than an inconvenience — it's a significant burden. With fewer than three days' notice, I now must:

- **Pets:** Secure housing that accepts my two cats by Monday night.
- **Food storage:** Find lodging with adequate space for a full fridge and freezer.
- **Work relocation:** Move my home office setup (desktop + monitor) and ensure strong internet is available.
- **Schedule disruption:** Relocate during weekday work hours, which means losing significant work time.
- **Financial/emotional strain:** Negotiate with you because I am not in a position to comply with relocation under the terms you've outlined. I cannot front relocation costs at this time. Rent credit reimbursement after the fact is not workable for me.

Given these realities, I need immediate clarity on the following:

1. **Relocation assistance up front** — Rent credit after the fact is not sufficient as I can't front the cost. Please confirm how relocation funds will be provided, and whether I will receive them by Monday 9/22.
2. **Relocation dates** — Because I have cats, I need to have lodging secured from the evening of Monday 9/22 through Friday morning. I cannot "float" with two cats and all my belongings between check-in/check-out times and construction start/stop times. Management will need to accommodate this timeline as part of the relocation. Please confirm.
3. **Duration of the outage** — Can you confirm with certainty that the outage will not extend beyond three days?
4. **Nature of the construction** — Please confirm whether this outage and related work are for code compliance

I would appreciate a written response as soon as possible so I can make appropriate arrangements.

Thank you for your prompt attention.

Sincerely,

Maren Fox  
Unit 113

[Quoted text hidden]

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Maren <maren.fox@gmail.com>

Fri, Sep 19, 2025 at 10:14 PM

To: "heather.rudow@gmail.com" <Heather.Rudow@gmail.com>, Life Giver-Bringer <aurora.foxgalassi@gmail.com>, Caroline Hambright <cmhambright@gmail.com>

[Quoted text hidden]

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225 Clifton <Resident\_Office-225clifton@knck.io>

Mon, Sep 22, 2025 at 11:12 AM

Reply-To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>

To: maren.fox@gmail.com

Dear Maren,

Thank you for your detailed message, and I want to start by sincerely apologizing for the lack of clarity in the original notice. You're absolutely right—the language did not clearly communicate the full scope of the outage, and I take full responsibility for that. That's why I sent the follow-up email on Friday—to ensure everyone had time to prepare and to offer support wherever possible.

Unfortunately, the work cannot be rescheduled. PG&E has confirmed the outage will run continuously from Tuesday, September 23 through Thursday, September 25, and it is expected to end on time. This work is part of a larger infrastructure upgrade and compliance effort, and while disruptive, it is necessary to maintain safety and reliability across the property.

I understand the burden this places on you, especially with pets, food storage, and your work setup. To help ease the impact:

- Rent credits will be issued directly to your resident portal to cover the outage days.
- If fronting hotel costs is not feasible, I can offer access to a vacant apartment where you can store food, charge devices, and use

**000025**

during the day. You're also welcome to sleep in your unit overnight if that's more manageable.

• I'm open to reviewing any other options that might work better for you—please let me know what you have in mind, and I'll do my best to get it approved quickly.

I truly appreciate your patience and communication, and I'm here to support you through this. Please don't hesitate to reach out today so we can finalize a plan that works for you.

Warmly,  
Leady Castillo  
Community Director  
225 Clifton, Oakland, CA 94618  
☎ (510) 216-8439  
✉ 225clifton.info@fpimgt.com



**Lorena Gonzalez** Community Director

225 Clifton  
225 Clifton St Oakland CA 94618  
<http://l.knockapts.com/LBVzcQ>

Rather text? Reply to (510) 617-1535, or opt-in here.

You are receiving this email because you are a resident at 225 Clifton.  
You may opt-out by clicking below.  
Unsubscribe



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Maren <maren.fox@gmail.com>

Mon, Sep 22, 2025 at 1:04 PM

To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>, Kelly Mele <kelly.mele@fpimgt.com>

Dear Leady,

Thank you for your response and for acknowledging the lack of clarity in the original notice. I understand this work cannot be rescheduled, but because management did not provide clear notice or up-front relocation assistance, I had no choice but to secure alternative housing myself.

I waited until **Saturday, September 20**, to book in hopes of receiving clarification from management, but could not risk waiting longer. There were very limited options available that would accept cats, and none that could be secured same-day (Monday 9/22) on such short notice. For my peace of mind and to ensure I had stable housing during the outage, I secured an Airbnb in Emeryville from **September 22–26**.

I personally paid **\$885.55** for this booking (receipt attached). This was not discretionary or optional — it was necessary given the inadequate notice and lack of relocation support. My mother lent me the money so I could complete the reservation, with the full expectation that management would reimburse these costs, **as was done the last time I was relocated less than a year ago**.

**I want to be clear: the fact of the disturbance is not the issue.**

I fully understand and support the need for repairs and maintenance to keep the property safe and in compliance. I'm happy to relocate as needed.

What is unacceptable—and what creates unnecessary burden for tenants—is how these disturbances are communicated and carried out by FPI. This was the central problem during the October 2024 relocation, and unfortunately it continues now.

As a tenant, I am happy to comply with repair and maintenance needs. In return, I expect the same courtesy, dignity, and care from management in how these relocations are managed.

**Please note:** reimbursement by rent credit after the fact is not sufficient.

**000026**

Under Oakland's relocation requirements, relocation assistance must be provided up front, and tenants cannot be asked to shoulder relocation costs in advance.

✉ **I expect full reimbursement of the attached Airbnb expense.**

If management does not resolve this directly by the end of this week (9/26/2025), I will involve RAP. I gave FPI and Mr. Chan considerable time and the benefit of the doubt last time, expecting you would work with me in good faith. Instead, you refused to address the issues and pursued eviction against me. That experience was to my own detriment, and I will not repeat the mistake of waiting too long to seek RAP's involvement.

Kelly, copied here, was party to the RAP settlement reached two months ago (August 2025), and is aware of the context in which I raise these concerns.

I would prefer to resolve this quickly and cooperatively. Please confirm in writing that my relocation expenses will be reimbursed in full.

Thank you,  
Maren Fox  
Unit 113

[Quoted text hidden]

---

 **AirBNB Receipt.pdf**  
49K

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**Maren** <maren.fox@gmail.com>  
To: Maren <maren.fox@gmail.com>

Mon, Sep 22, 2025 at 1:05 PM

Begin forwarded message:  
[Quoted text hidden]

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 **AirBNB Receipt.pdf**  
49K

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**Maren** <maren.fox@gmail.com>  
To: MA Fox <aurora.foxgalassi@gmail.com>, Heather <heather.rudow@gmail.com>, Caroline Hambright <cmhambright@gmail.com>

Mon, Sep 22, 2025 at 1:06 PM

Begin forwarded message:

**From:** Maren <maren.fox@gmail.com>  
**Date:** Monday, Sep 22, 2025 at 1:04 PM  
**To:** Kelly Mele <kelly.mele@fpimgt.com>, 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>  
**Subject:** Important Clarification – PG&E Power Shutdown

[Quoted text hidden]

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 **AirBNB Receipt.pdf**  
49K

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**225 Clifton** <Resident\_Office-225clifton@knck.io>  
Reply-To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1353083439@knck.io>  
To: maren.fox@gmail.com

Wed, Sep 24, 2025 at 5:03 PM

Hello Maren,

**000027**

Excellent, thank you :)

Best,

Leady Castillo



**Lorena Gonzalez** Community Director

225 Clifton

225 Clifton St Oakland CA 94618

<http://l.knockapts.com/tBEpwz>

Rather text? Reply to (510) 617-1535, or opt-in here.

You are receiving this email because you are a resident at 225 Clifton.

You may opt-out by clicking below.

Unsubscribe



---

**Maren** <maren.fox@gmail.com>

Tue, Nov 25, 2025 at 5:21 PM

To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1353083439@knck.io>, Kelly Mele <kelly.mele@fpimgt.com>, Kelly Mele <kelly.watkinson@fpimgt.com>, Leady Castillo <leady.castillo@fpimgt.com>

Dear Kelly and Leady,

I'm following up on my **September 22** email regarding reimbursement for the Airbnb I secured from **September 22–26** due to the multi-day power outage and the lack of up-front relocation assistance. I've reattached the receipt here. The total out-of-pocket cost was **\$885.55**, which I could only cover by borrowing money.

It has now been several months without reimbursement. Given the circumstances short notice, the way this relocation was handled, and the precedent set during my 2024 relocation (when assistance was provided in advance), I continue to expect full reimbursement.

Please confirm:

1. That the **\$885.55** Airbnb expense will be reimbursed, as well as the method/timing of payment; and
2. That I will receive the additional **\$500** short-notice relocation payment, as the **August 20** notice did not disclose that overnight relocation would be required and accurate information was not provided until just a few days before the outage. This qualifies as short-notice relocation under Oakland's temporary relocation rules

I have begun preparing a RAP petition, but I would prefer to resolve this directly — especially because Leady has been an excellent community manager and one of the few people at FPI (since Ashley and Chanelle) who consistently communicates clearly and treats tenants with respect. Out of respect for that, I'm giving management one final opportunity to resolve this before I file.

Please provide written confirmation by **Friday, November 28th**, so I can avoid moving forward with my RAP filing.

Thank you,

Maren Fox  
Unit 113

[Quoted text hidden]



**AirBNB Receipt.pdf**

49K

**000028**

**Final Notice: RAP Settlement Repairs Still Outstanding (Case T25-0067)**

2 messages

Maren &lt;maren.fox@gmail.com&gt;

Mon, Dec 8, 2025 at 3:09 PM

To: Valerie Freitas &lt;valerie.freitas@fpimgt.com&gt;

Cc: 225 Clifton Apartments Site information account &lt;225clifton.info@fpimgt.com&gt;, Kelly Mele &lt;kelly.watkinson@fpimgt.com&gt;, Kelly Mele &lt;kelly.mele@fpimgt.com&gt;, Leady Castillo &lt;leady.castillo@fpimgt.com&gt;, zachary@lokainc.com, accounting@vesta-assetmanagement.com, admin@vesta-assetmanagement.com

Dear Kelly and Valerie,

I'm following up again regarding the outstanding repair obligations under the RAP settlement in **Case T25-0067**, which required the sliding glass door, screen door, and wall to be repaired by **September 23, 2025**.

To date, the wall has been repaired. The sliding glass door and screen door remain unaddressed, now more than two months past the deadline. I wrote on **November 25** requesting written updates and proposed repair dates by **December 6**. I have received no response.

I am now proceeding with enforcement through RAP, as allowed under the terms of the settlement.

Given that FPI's contract will be terminated and Leady is departing as of **December 31** (and losing Leady is a genuine loss for the community), **please confirm who my point of contact will be going forward regarding settlement enforcement and repairs.**

Sincerely,  
Maren Fox  
Unit 113

On Tue, Nov 25, 2025 at 5:46 PM Maren &lt;maren.fox@gmail.com&gt; wrote:

Dear Kelly and Valerie,

I'm going straight to the two of you rather than Leady (copied tho) because both of you have knowledge of this settlement and I'm not sure how much context Leady has.

I am following up regarding the repairs required under the RAP settlement in Case **T25-0067**. As you know, the settlement states:

*"By **September 23, 2025**, the property owner shall repair the sliding glass door, sliding screen door, and the interior wall next to the sliding glass door."*

To date, only the interior wall repair has been completed. The sliding glass door and sliding screen door repairs remain outstanding, and the deadline has now passed by more than two months.

I am requesting that management provide:

1. A clear update on the status of the sliding glass door and screen door repairs; and
2. The earliest available dates to complete both items.

I am generally available during the day as I work from home. I am willing to coordinate access so these repairs can be completed promptly.

Please provide a written update and proposed repair dates by **Friday, December 6, 2025**, so I can determine next steps regarding enforcement of the settlement.

Thank you,

Maren Fox  
Unit 113

On Thu, Jul 24, 2025 at 4:37 PM Antonia Burrell &lt;antonia.burrell@fpimgt.com&gt; wrote:

Hi Maren,

You're scheduled for Monday, July 28th @9am for repairs.

On Thu, Jul 24, 2025 at 3:07 PM Maren &lt;maren.fox@gmail.com&gt; wrote:

Thank you!

M

On Thursday, Jul 24, 2025 at 3:04 PM, Antonia Burrell <antonia.burrell@fpimgt.com> wrote:  
Hello Maren,

I'll schedule Monday 7/28 @9am Eric will come to your home to perform repairs and color match.

On Thu, Jul 24, 2025 at 3:01 PM Maren <maren.fox@gmail.com> wrote:

Hi Antonia,

Thank you for following up on my maintenance requests here and in your previous two emails. Victor did indeed come by on Tuesday and fixed the lightbulbs in my fridge and oven.

Can we schedule the walk-through/repairs for next week? I'm unavailable today and Friday, but I'm free on Monday and beyond (not Thursday AM tho).


Thank you,  
Maren

On Thursday, Jul 24, 2025 at 10:39 AM, 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com> wrote:  
Hello Maren,

I would like to schedule a walk thru for repairs, and paint matching for your unit on Friday 7/25 @9am?

Antonia Burrell- Community Director **225 Clifton Apartments**

www.225cliftonapts.com | Tel: 510-216-8439  
225 Clifton St, Oakland, CA 94618

**FPI MANAGEMENT**  
CULTURE GROUNDED IN HEART. 

On Wed, Jul 23, 2025 at 2:20 PM 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com> wrote:

Hello Maren,

**1. Need a new light bulb. Initially noted in the April 2024 inspection. - Has been completed 7/22/2025**

**The 3 items below Victor can come Friday 7/25/25 @9am to start repairs can you confirm if this date works for you?**

**2. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen.**

**Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen.**

**3. Window wall/brace needs refinishing; stuck patio door slammed and needs to be respackled/painted.**

Antonia Burrell- Community Director **225 Clifton Apartments**

www.225cliftonapts.com | Tel: 510-216-8439  
225 Clifton St, Oakland, CA 94618

**FPI MANAGEMENT**  
CULTURE GROUNDED IN HEART. 

On Tue, Jul 22, 2025 at 8:23AM 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com> wrote:

Hello Maren,

000030

I would like to follow up on the repair request you submitted. Can Victor come today 7/22/2025 @10:30am? To address the repair request.

1. Need a new light bulb. Initially noted in the April 2024 inspection.

2. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen. Initially noted in the April 2024 inspection, discussed September-October 2024. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen. Initially noted in April 2024 inspection, discussed with Lici then Nichole September-October 2024.

3. Window wall/brace needs refinishing; stuck patio door slammed and needs to be respackled/painted. Initially noted in the April 2024 inspection, discussed with Lici and Nichole August-October 2024.

Antonia Burrell- Community Director **225 Clifton Apartments**

www.225cliftonapts.com | Tel: **510-216-8439**  
**225 Clifton St, Oakland, CA 94618**

**FPI MANAGEMENT**  
CULTURE GROUNDED IN H.E.A.R.T. 

--  
Antonia Burrell, Community Director  
**225 Clifton Apartments**  
www.225cliftonapts.com | Tel: **510-216-8439**  
**EMERGENCY: (510) 405-3932**  
**225 Clifton St, Oakland, CA 94618**  
**FPI MANAGEMENT**  
CULTURE GROUNDED IN H.E.A.R.T. 

--  
Antonia Burrell, Community Director  
**225 Clifton Apartments**  
www.225cliftonapts.com | Tel: **510-216-8439**  
**EMERGENCY: (510) 405-3932**  
**225 Clifton St, Oakland, CA 94618**  
**FPI MANAGEMENT**  
CULTURE GROUNDED IN H.E.A.R.T. 

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**Kelly Mele** <kelly.mele@fpimgt.com>

Mon, Dec 8, 2025 at 6:48 PM

To: Maren <maren.fox@gmail.com>

Cc: Valerie Freitas <valerie.freitas@fpimgt.com>, 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com>, Kelly Mele <kelly.watkinson@fpimgt.com>, Leady Castillo <leady.castillo@fpimgt.com>, zachary@lokainc.com, Julie Goodrich <accounting@vesta-assetmanagement.com>, admin@vesta-assetmanagement.com

Hi Maren,

Thank you for letting me know, i was told by the previous manager that this was completed already.

When is a good time to have someone take some measurements this week?

Thank you

 **ASSET**

 **FPI**

**Kelly Mele**  
Executive Regional Manager

**000031**

P 916.357.5300 ext. 38165

800 Iron Point Road | Folsom, CA 95630

AssetLiving.com

**PRIVILEGED AND CONFIDENTIAL:** This e-mail message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and should be distributed only after permission is granted by the sender. If you are not the intended recipient, please do not disseminate, distribute or copy this communication, by e-mail or otherwise. Instead, please notify us immediately by return e-mail (including the original message in your reply) and by telephone and then delete and discard all copies of the e-mail. Thank you.

[Quoted text hidden]

000032



Notice Date 8/20/25

## NOTICE: SCHEDULED POWER OUTAGE

**Date:** September 23–25

To improve our electrical system, we have a *scheduled power outage planned*.

### **Affected Buildings and Times:**

- **Buildings 1 & 2:** Power will be shut off Tuesday, 9/23, through Thursday, 9/25, from 8:00 a.m. to 5:00 p.m.
- **Buildings 3 & 4:** Power will be shut off on Tuesday, 9/23, from 8:00 a.m. to 5:00 p.m.

During this time, all electrical functions in your home will be unavailable including refrigerators, please plan accordingly to avoid food spoilage. We apologize for any inconvenience and appreciate your patience as we complete this important work. All residents will be receiving a rent credit for the days that your unit is without power.

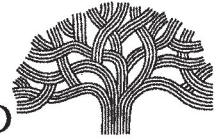
### **Some nearby temporary housing options:**

Signature Inn  
4140 Broadway, Oakland, CA 94611  
(510) 653-0458

Bay Breeze Inn  
4919 Coliseum Wy, Oakland, CA 94601  
(510) 536-5972

*If you should choose temporary housing, please save and provide receipts to the management office. All actual and reasonable expenses will be reimbursed via additional rent credit.*

Thank you,  
225 Clifton Management



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Housing and Community Development Department  
Rent Adjustment Program

TEL (510) 238-3721  
FAX (510) 238-6181  
CA Relay Service 711

**DECISION PURSUANT TO AGREEMENT OF THE PARTIES**

**CASE NUMBER:** T25-0067  
**CASE NAME:** Fox v. Loka Properties  
**PROPERTY ADDRESS:** 225 Clifton Street, Unit 113, Oakland, California  
**DATE OF MEDIATION:** July 23, 2025  
**APPEARANCES:** Maren Fox-Galassi, Tenant  
Valerie Freitas, Property Owner Representative  
Antonia Burrell, Property Manager  
Andrew VanSlyke, Property Owner Attorney

**SUMMARY OF PROCEEDINGS**

Tenant Maren Fox-Galassi filed the instant petition on March 28, 2025, alleging a number of decreased housing services. Pursuant to the *Notice of Remote Mediation/Hearing*, a Mediation was held on July 23, 2025, and appearances were made by: Tenant Maren Fox-Galassi, and Property Owner Representative Valerie Freitas, Property Manager Antonia Burrell, and Property Owner Attorney Andrew VanSlyke.

At the Settlement Conference, the parties reached a settlement agreement, and the terms were read to the parties. The parties stated that they understood the terms of the agreement, that they voluntarily agreed to the terms of the agreement, and that they waived their right to a hearing or appeal on the petition.

**AGREEMENT OF THE PARTIES**

In settlement of the claims raised in the petition, the parties agreed to the following:


1. The tenant shall be granted a one-time rent credit of \$4,377.60 to be applied immediately to her rent ledger.
2. There shall be no rent increases until August 1, 2026.

3. The property owner shall stop charging the tenant Renter's Insurance.
4. The tenant shall provide evidence of Renter's Insurance by July 24, 2025.
5. If the tenant no longer has Renter's Insurance, the property owner may charge the tenant monthly Renter's Insurance after providing a 30-day written notice to the tenant.
6. If the property owner adds non-rent charges to the tenant's rent ledger, the property owner shall provide a 30-day written notice to the tenant prior to the charges.
7. The property owner shall provide at least a 24-hours Notice when there will be construction noises related to demolition or jackhammers. The property owner shall attempt to communicate by e-mail because the tenant has a preference to communicate via e-mail.
8. By September 23, 2025, the property owner shall repair the sliding glass door, sliding screen door, and the interior wall next to the sliding glass door.

#### **DECISION**

The parties entered into the agreement voluntarily and, therefore, the agreement is adopted as the decision in this matter.

Date: July 23, 2025

  
\_\_\_\_\_  
Susan Ma  
Hearing Officer  
Rent Adjustment Program

**PROOF OF SERVICE BY ELECTRONIC MAIL**

**Case Number: T25-0067**

I, the undersigned, state that I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612. My electronic service address is: [bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov).

**Today, I electronically served the attached documents:**

**Documents Included**

**Decision Pursuant to Agreement of the Parties**

I electronically served the document(s) listed above to:

Maren Fox [maren.fox@gmail.com](mailto:maren.fox@gmail.com)

Tanisha Salter [tanisha.salter@fpimgt.com](mailto:tanisha.salter@fpimgt.com)

Zachary Chan [zachary@lokainc.com](mailto:zachary@lokainc.com) ; [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com)

Andrew VanSlyke [AVanSlyke@spencerfane.com](mailto:AVanSlyke@spencerfane.com)

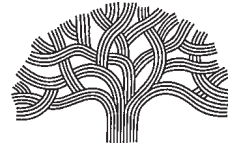
I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **July 31, 2025**.



---

Brittni Jackson  
Oakland Rent Adjustment Program

**000036**



**NOTICE OF INCOMPLETE TENANT PETITION**

**CASE NUMBER:** T25-0211  
**CASE NAME:** Fox v. SG Investments Inc.  
**PROPERTY ADDRESS:** 225 Clifton Street Unit 113 Oakland, CA

The Rent Adjustment Program (hereinafter “RAP”) received a *Tenant Petition* from you on December 25, 2025.

In order to be complete and considered filed, a petition by a tenant must include:

- a. A substantially completed petition on the form prescribed by the Rent Adjustment Program signed under oath;
- b. If your claim involves a claim of decreased housing services, a statement of the services that have been reduced or eliminated; and
- c. Proof of service by first-class mail or in person of the tenant petition and any supporting documents on the opposing party (owner, subtenant, or primary tenant).

The petition which you attempted to file was incomplete. The chart below indicates what is missing from your filing:

Name of Document	Needed
<b>Notice to Property Owner of Tenant Petition</b> Page was not affixed to the front of the Petition	<input checked="" type="checkbox"/>

Proof of Service of your Tenant Petition, Notice to Property Owner of Tenant Petition, and any supporting documents, by first-class mail or in-person, on the owner.	<input checked="" type="checkbox"/>
The petition was not completed or signed under oath	<input type="checkbox"/>
Decreased services claim did not include a statement of what services were reduced or eliminated ( <b>Decrease in Service/Bad Conditions form attached</b> )	<input type="checkbox"/>
A copy of the applicable citation, if the tenant claims the rent increase need not be paid because the covered unit has been cited in an inspection by the appropriate governmental agency as containing serious health, safety, fire, or building code violations pursuant to Section 8.22.070D.6	<input type="checkbox"/>

You have 30 days from the date of the mailing of this letter to provide a completed petition. If you do not do so, your petition will be dismissed. Since your petition is incomplete, the RAP cannot accept the petition, and any scheduled hearing will be postponed, if scheduled to occur in less than 30 days.

If you have any questions or concerns, consult the undersigned by email or phone. The email address is [bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov) and the telephone number is 510-238-6415.

Dated: February 2, 2026

Brittni Jackson  
City of Oakland  
Rent Adjustment Program



**CITY OF OAKLAND**  
**RENT ADJUSTMENT PROGRAM**  
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA  
94612-0243  
(510) 238-3721  
CA Relay Service 711  
[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

## **NOTICE TO PROPERTY OWNER OF TENANT PETITION**

### **ATTENTION: IMMEDIATE ACTION REQUIRED**

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program (“RAP”) (commonly referred to as the “Rent Board”).

➤ **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

➤ TO RESPOND:

- 1) Complete a **PROPERTY OWNER RESPONSE** form found on the RAP website.  
(<https://www.oaklandca.gov/services/respond-to-a-tenant-petition-for-the-rent-adjustment-program>)
- 2) Serve a copy of your **PROPERTY OWNER RESPONSE** form on the tenant (or the tenant’s representative listed on the petition) by mail or personal delivery.
- 3) Complete a **PROOF OF SERVICE** form (which is attached to the Response form and also available on the website) and provide a copy to the tenant (or tenant’s representative) together with your **PROPERTY OWNER RESPONSE** form.
- 4) Submit your **PROPERTY OWNER RESPONSE** form and completed **PROOF OF SERVICE\*** form to RAP through RAP’s online portal, via email, or by mail.

*\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.*

**DOCUMENT REVIEW:** The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

**FOR ASSISTANCE:** Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the PROPERTY OWNER RESPONSE form.



Name	
Address	
City, State, Zip	

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_

PRINTED NAME

\_\_\_\_\_

SIGNATURE

\_\_\_\_\_

DATE SIGNED

# IMPORTANT INFORMATION REGARDING FILING YOUR PETITION

---

## TIME TO FILE YOUR PETITION

Your Tenant Petition form must be received by the Rent Adjustment Program within the required time limit for filing. RAP staff cannot grant an extension of time to file your Petition.

- For Petitions contesting a rent increase, you have 90 days from the date of notice of increase or from the first date you received the RAP Notice (whichever is later) to file a Petition. If you did not receive a RAP Notice with the rent increase you are contesting but have received one in the past, you have 120 days to file a Petition. If you have never received a RAP Notice, you may contest all rent increases.
- For Petitions claiming decreased housing services, you have 90 days from either the date you first became aware of the decreased service or the date you first received the RAP Notice (whichever is later) to file a Petition. If the decreased housing service is ongoing, you may file a Petition at any time. See O.M.C. §§ 8.22.090 (A)(2)-(3) for more information.

## CONTACT A HOUSING COUNSELOR TO REVIEW YOUR PETITION BEFORE SUBMITTING

To make an appointment, email [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or call (510) 238-3721. Although the Housing Resource Center is temporarily closed for drop-in services, assistance is available by email or telephone.

## DOCUMENTS SUBMITTED IN SUPPORT OF PETITION

All attachments submitted together with your Petition must be numbered sequentially. You may submit additional evidence in support of your Petition up to seven days before your hearing. You must serve a copy of any documents filed with RAP on the other party and submit a PROOF OF SERVICE form.

## SERVICE ON PROPERTY OWNER

You are required to serve ALL the following documents on the property owner and/or the property owner's representative:

1. Copy of RAP form entitled "NOTICE TO PROPERTY OWNER OF TENANT PETITION" (*included in petition packet and available on RAP website*).
2. Copy of completed Petition form and attachments.
3. Completed PROOF OF SERVICE form (*included in petition packet and available on RAP website*).

You may serve the property owner and/or the owner's representative by mail or personal delivery. A copy of the completed PROOF OF SERVICE form must be submitted to RAP together with your Petition. Your Petition will not be considered complete until a PROOF OF SERVICE form is filed indicating that the owner has been served.

## FILING YOUR PETITION

Although RAP normally does not accept filings by email or fax, RAP is temporarily accepting Petitions via email during the COVID-19 local state of emergency. You may also fill out and submit your Petition online through the RAP website or deliver the Petition to the RAP office by mail. If the RAP office is closed on the last day to file, the time to file is extended to the next day the office is open. If you send your Petition by mail, a postmark date does not count as the date it was received. Remember to file a PROOF OF SERVICE form together with your Petition.

**Via email:** [hearingsunit@oaklandca.gov](mailto:hearingsunit@oaklandca.gov)

**Mail to:** City of Oakland  
Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Ste. 5313  
Oakland, CA 94612-0243

**File online:** <https://www.oaklandca.gov/services/file-a-tenant-petition>

**In person:** TEMPORARILY CLOSED  
City of Oakland  
Dalziel Building, 250 Frank H. Ogawa Plaza Suite  
5313 Reception area  
*Use Rent Adjustment date-stamp to stamp your documents to verify timely delivery and place them in RAP self-service drop box.*

## **AFTER PETITION IS FILED**

The property owner has 30 days after service of the Petition to file a Response (35 days if served by mail). The property owner must serve you with a copy of their Response form and any attachments filed with the Response. In most cases, RAP will schedule a hearing. You will be mailed a Notice of Hearing indicating the hearing date. If you are unable to attend the hearing, contact RAP as soon as possible. The hearing will only be postponed for good cause.

## **FILE/DOCUMENT REVIEW**

Either party may contact RAP to review the case file and/or to request copies of any documents pertaining to the case at any time prior to the scheduled hearing.

## **JURISDICTION**

Please note that if your rent is controlled or subsidized by any other governmental agency, your unit is not covered by the Rent Adjustment Ordinance and the Oakland Rent Adjustment Program does not have jurisdiction over your claim. O.M.C. § 8.22.030 (A)(1).

## **FOR MORE INFORMATION**

Additional information on the petition and hearing process is located on the RAP website and in the Residential Rent Adjustment Program Ordinance and Regulations (see Oakland Municipal Code 8.22.010 *et seq.*). For more information on rent increases, including the list of the annual allowable CPI rates and calculators for certain justifications, see: <https://www.oaklandca.gov/resources/learn-more-about-allowable-rent-increases> or you can refer to the Guide on Oakland Rental Housing Law at <https://cao-94612.s3.amazonaws.com/documents/Guide-to-Oakland-Rental-Housing-Law-1.pdf>. You may also contact a RAP Housing Counselor with questions at any time by emailing [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or calling (510) 238-3721.

**PROOF OF SERVICE BY ELECTRONIC MAIL**

**Case Number: T25-0211**

I, the undersigned, state that I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612. My electronic service address is: [bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov).

**Today, I electronically served the attached documents:**

**Notice of Incomplete Tenant Petition**

I electronically served the document(s) listed above to:

Maren Fox [maren.fox@gmail.com](mailto:maren.fox@gmail.com)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct, Executed on **February 2, 2026**.



Brittini Jackson  
Oakland Rent Adjustment Program

**000044**

Your documents have been received and saved into the case file. All materials submitted, including those uploaded through the RAP portal, have been forwarded to the assigned Hearing Officer for review.

Best regards,

**Brittni Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

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**From:** Maren <[marenfox@proton.me](mailto:marenfox@proton.me)>

**Sent:** Monday, March 2, 2026 5:09 PM

**To:** Jackson, Brittni <[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)>

**Cc:** [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com); [kelly.mele@fpimgt.com](mailto:kelly.mele@fpimgt.com);  
[kelly.watkinson@fpimgt.com](mailto:kelly.watkinson@fpimgt.com); [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com); [valerie.freitas@fpimgt.com](mailto:valerie.freitas@fpimgt.com);  
[maren.fox@gmail.com](mailto:maren.fox@gmail.com); [zachary@lokainc.com](mailto:zachary@lokainc.com); [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com);

**000045**

[admin@vesta-assetmanagement.com](mailto:admin@vesta-assetmanagement.com)

**Subject:** RE: ACTION NEEDED: T25-0211 Fox v. SG Investments Inc. - Notice of Incomplete Tenant Petition

You don't often get email from [marenfox@proton.me](mailto:marenfox@proton.me). [Learn why this is important](#)

**Case T25-0211 — Cure of Incomplete Filing (Fox-Galassi v. 225 Clifton LLC / Loka Properties)**

Dear Ms. Jackson,

I am writing in response to the Notice of Incomplete Tenant Petition I received regarding Case No. T25-0211 (Fox-Galassi v. 225 Clifton LLC / Loka Properties), dated February 2, 2026.

I have cured the filing as follows:

1. Notice to Property Owner — attached to the front page of the petition, as required.
2. Proof of Service — enclosed and uploaded to the Portal, confirming service on the property owner, Zachary Chan, and the current on-site manager for Vesta, Doug Gutierrez.

Please confirm receipt of this cure at your earliest convenience. Thank you for your assistance.

Sincerely,

Maren Fox-Galassi

Tenant, 225 Clifton Street, Unit 113

Oakland, CA 94618

On Monday, February 9th, 2026 at 10:30 AM, Jackson, Brittni  
<[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)> wrote:

Dear Maren Fox,

**000046**

Thank you for your email.

Answers to your questions:

Amendments to petitions are not permitted.

You may wish to follow up directly with your housing counselor; The RAP customer service portal is to provide appointments with Housing Counselors.

You can schedule an appointment with a Housing Counselor or Rent Registry staff through our online RAP Appointment Request Portal: <https://apps.oaklandca.gov/>

Appointments can also be made by:

Phone: (510) 238-3721, Monday through Thursday, 9:30 a.m. to 4:30 p.m.

Email: [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) — Please include your full name, phone number, property address, and a brief description of your issue.

In person: 250 Frank H. Ogawa Plaza, Suite 2340, Oakland, CA 94612 — Tuesdays and Thursdays, 10:00 a.m. to 2:00 p.m. (Walk-in and same-day appointments are not available.)

Please note that your statement regarding communications from the property owner's management company has been received and saved to the case file. We have also updated our records to reflect your preferred email address.

Please also note that the hearing has been rescheduled to Wednesday, April 29, 2026, at 10:00 a.m., to allow time to cure the Notice of Incomplete. All parties will receive an updated Amended Notice of Hearing and Zoom invitation by mail.

Best regards,

**Brittini Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[Bjackson@oaklandca.gov](mailto:Bjackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

**000048**

You don't often get email from [marenfox@proton.me](mailto:marenfox@proton.me). [Learn why this is important](#)

Dear Ms. Jackson,

Thank you for the notice regarding Case T25-0211. I understand that my petition is missing the Notice to Property Owner of Tenant Petition affixed to the front of the petition, and the Proof of Service.

I will complete service on the property owner and file the required documents within the 30-day window.

Two quick questions:

1. Is it possible to edit/update the T25-0211 Petition? Or would I have to file a new petition?
2. I would love for my housing counselor to get back to me. Any chance you can facilitate?

I also want to note for the record that on February 3, 2026 — one day after this notice was issued — the property owner's management company sent me a proposed settlement agreement for this case asking me to dismiss the petition in exchange for \$1,385.55 and a release of all claims. I have declined to sign that agreement. I intend to proceed with the petition.

Thank you for your guidance.

Sincerely,

Maren Fox  
[marenfox@proton.me](mailto:marenfox@proton.me)

(805) 886-8331

**Please note:** Going forward, my preferred email address

**000049**



**CITY OF OAKLAND**  
**RENT ADJUSTMENT PROGRAM**  
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA  
94612-0243  
(510) 238-3721  
CA Relay Service 711  
[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

## **NOTICE TO PROPERTY OWNER OF TENANT PETITION**

### **ATTENTION: IMMEDIATE ACTION REQUIRED**

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program (“RAP”) (commonly referred to as the “Rent Board”).

- **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**
  
- TO RESPOND:
  - 1) Complete a **PROPERTY OWNER RESPONSE** form found on the [RAP](#) website.
  - 2) Serve a copy of your **PROPERTY OWNER RESPONSE** form on the tenant (or the tenant’s representative listed on the petition) by mail or personal delivery.
  - 3) Complete a **PROOF OF SERVICE** form (which is attached to the Response form and also available as on the website) and provide a copy to the tenant (or tenant’s representative) together with your **PROPERTY OWNER RESPONSE** form.
  - 4) Submit your **PROPERTY OWNER RESPONSE** form and completed **PROOF OF SERVICE\*** form to RAP through RAP’s online portal, via email, or by mail.

*\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.*

**DOCUMENT REVIEW:** The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

**FOR ASSISTANCE:** Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the PROPERTY OWNER RESPONSE form.

**000050**



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

## PROOF OF SERVICE

On the following date: 3, 2, 26 I served a copy of (check all that apply):

TENANT PETITION plus 47 attached pages (number of pages attached to Petition not counting the Petition form, NOTICE TO PROPERTY OWNER OF TENANT PETITION, or PROOF OF SERVICE)

NOTICE TO PROPERTY OWNER OF TENANT PETITION

Other: \_\_\_\_\_

by the following means (check one):

**First-Class Mail**  
I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

**Personal Service.**  
I personally delivered the document(s) to the person(s) at the address(es) listed below or I left the document(s) at the address(es) with some person not younger than 18 years of age.



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Case: T25-0211  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### PROOF OF SERVICE

**PERSON(S) SERVED:**


Name	ZACHARY CHAN
Address	42 SCHOONER HILL
City, State, Zip	OAKLAND, CA 94618

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

MAREN FOX  
\_\_\_\_\_  
PRINTED NAME

  
\_\_\_\_\_  
SIGNATURE

3/2/2026  
\_\_\_\_\_  
DATE SIGNED



**City of Oakland Rent Adjustment Program**  
**250 Frank H. Ogawa Plaza, Suite 5313**  
**Oakland, CA 94612 | (510) 238-3721**

**Case: T25-0211**  
**Filed: 12-25-2025**  
**Address: 225 CLIFTON ST**

### **PROOF OF SERVICE**

On the following date: 3 / 2 / 26 I served a copy of (check all that apply):

**TENANT PETITION plus 42 attached pages (number of pages attached to Petition not counting the Petition form, NOTICE TO PROPERTY OWNER OF TENANT PETITION, or PROOF OF SERVICE)**

**NOTICE TO PROPERTY OWNER OF TENANT PETITION**

**Other: \_\_\_\_\_**

by the following means (check one):

**First-Class Mail**  
I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

**Personal Service.**  
I personally delivered the document(s) to the person(s) at the address(es) listed below or I left the document(s) at the address(es) with some person not younger than 18 years of age.



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Case: T25-0211  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### PROOF OF SERVICE

**PERSON(S) SERVED:**

Name	DOUG GUTIERREZ
Address	225 CLIFTON ST #111
City, State, Zip	OAKLAND, CA 94618

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

MAREN FOX

PRINTED NAME

SIGNATURE

3/2/2026

DATE SIGNED



City of Oakland Rent Adjustment Program  
 250 Frank H. Ogawa Plaza, Suite 5313  
 Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
 Filed: 12-25-2025  
 Address: 225 CLIFTON ST

Party	Name	Address	Mailing Address	
Manager	Leady Castillo FPI MANAGEMENT	225 Clifton St 111 / OFFICE Oakland, CA 94618	225 Clifton St 111 / OFFICE Oakland, California 94618	(510) 216-8439 leady.castillo@fpimgt.com
Owner	Zachary Chan SG Investments Inc.	42 Schooner Hill Oakland, CA 94618	42 Schooner Hill Oakland, California 94618	(510) 666-0848 zachary@sginvestmentsinc.com
Tenant	Maren Fox	225 Clifton Street 113 Oakland, CA 94618		(805) 886-8331 maren.fox@gmail.com
Representative	Maren Fox	225 Clifton St 113 Oakland, CA 94618	225 Clifton St 113 Oakland, California 94618	(805) 886-8331 maren.fox@gmail.com

**Number of units on the property**

74

**Type of unit you rent**

Apartment, Room or Live-work

**000055**



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Is your rent subsidized or controlled by any government agency (such as HUD or Section 8), other than the Oakland Rent Adjustment Program? (Note: If your rent is controlled or subsidized by any other governmental agency, the Oakland Rent Adjustment Program may not have jurisdiction over your claim.) Please see the Jurisdiction notice on page 1 of this form.**

No



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### Grounds for Petition

For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. I (We) contest one or more rent increases on one or more of the following grounds:

(B1) The property owner is providing me with fewer housing services than I previously received and/or I am being charged for services originally paid for by the owner. (Check this box for petitions based on bad conditions/failure to repair.)



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Rental History**

<b>Date you moved into the Unit</b>	7/15/2020
<b>Initial Rent</b>	\$ 1,995.00 /month
<b>Current Rent</b>	\$ 1,824.00 /month
<b>When, if ever, did the property owner first provide you the City form, NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM ('RAP Notice')?</b>	I do not remember if I ever received the RAP Notice.
<b>List the case numbers of any relevant prior Rent Adjustment case(s):</b>	T25-0067



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### Description of Decreased or Inadequate Housing Services

---

Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section.

#### Loss of Service

---

<b>Date Loss Began</b>	04-12-2024
<b>Date Owner Was Notified of Loss</b>	04-12-2024
<b>Estimated Loss</b>	1915.2
<b>Reduced Service Description</b>	SCREEN DOOR BROKEN— Patio screen door broken since Feb 2023. Does not slide, wheel broken, comes off track, won't close. Documented in April 2024 inspection. Included in RAP Settlement T25-0067. Required by 9/23/25. Still unrepaired. 5% × 21 months.  Calculation: \$1,824/mo × 5% = \$91.20/mo × 21 months = \$1,915.20
<b>Date Problem or Service was fixed, if ever</b>	

---

<b>Date Loss Began</b>	04-12-2024
<b>Date Owner Was Notified of Loss</b>	04-12-2024
<b>Estimated Loss</b>	1915.2



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Reduced Service Description**

SLIDING GLASS DOOR  
BROKEN — Sticks, hard to  
open/close, doesn't lock.  
Since move-in July 2020.  
Request to fix documented in  
April 2024 inspection.  
Included in RAP Settlement  
T25-0067. Required by  
9/23/25. Still unrepaired. 5%  
× 21 months.

Calculation: \$1,824/mo × 5%  
= \$91.20/mo × 21 months =  
\$1,915.20

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

11-25-2024

**Date Owner Was Notified of Loss**

11-25-2024

**Estimated Loss**

900

**Reduced Service Description**

RELOCATION PAYMENT —  
DEC 2024. Required to  
relocate 2 days for  
construction. Notice fewer  
than 15 days. Landlord  
offered \$200/day to tenants.  
Owed: \$400 (2 days) + \$500  
(short-notice) = \$900. NOT  
PAID. Only \$117.68 rent credit  
applied. Rent credits do not  
satisfy legal requirement for  
direct payment.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

04-15-2022

**Date Owner Was Notified of Loss**

07-25-2025

**Estimated Loss**

3250



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Reduced Service Description**

COUNTERTOPS — Damaged since move-in (July 2020). Heat damage, laminate bubbles, decay around sink. Verbal assurances of renovation (2022, 2023) said unit would be renovated as well at the other units. Raised in June 2025 RAP process. No action. Est. \$50/mo × 65 months.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

04-15-2022

**Date Owner Was Notified of Loss**

07-25-2025

**Estimated Loss**

2200

**Reduced Service Description**

CARPET — Original, significantly deteriorated. Two prior managers (2022, 2023) said unit would be renovated as well at the other units. Raised in June 2025 RAP process. No action. Est. \$50/mo × 44 months.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

09-23-2025

**Date Owner Was Notified of Loss**

07-31-2025

**Estimated Loss**

19822.4



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### Reduced Service Description

SETTLEMENT BREACH —  
Case T25-0067 (Material  
Breach Reopens Underlying  
Claims)

On July 23, 2025, the parties reached a settlement agreement in RAP Case T25-0067. The tenant agreed to accept \$4,377.60 in rent credits and repairs by September 23, 2025 in lieu of pursuing the full value of her petition claims, which totaled \$24,200.

The settlement required (Paragraph 8): "By September 23, 2025, the property owner shall repair the sliding glass door, sliding screen door, and the interior wall next to the sliding glass door."

STATUS: The property owner materially breached this agreement:

- Tech (Victor) came July 28, 2025, repaired wall and lightbulbs only, then never returned
- Sliding glass door and screen door work orders remain "New/Unassigned" as of December 10, 2025
- On December 8, 2025, FPI Executive Regional Manager Kelly Mele admitted: "I was told by the previous manager that this was completed already" confirming

**000062**



**City of Oakland Rent Adjustment Program**  
**250 Frank H. Ogawa Plaza, Suite 5313**  
**Oakland, CA 94612 | (510) 238-3721**

already — continuing  
**Petition: 18284**  
 management never verified  
**Filed: 12-25-2025**  
 compliance  
**Address: 225 CLIFTON ST**  
 • No follow-up from  
 management until I stated I  
 would file with RAP

LEGAL ARGUMENT: The landlord's material breach of the settlement agreement reopens the underlying claims that were meant to be resolved. The tenant is entitled to restitution of the original petition value, less amounts already received.

**ORIGINAL PETITION CLAIMS (March 2025):**

- Unpaid Relocation Compensation: \$900
  - Bounced Relocation Payments: \$100
  - Loss of Habitability (66 days @ \$200/day): \$13,200
  - Loss of Quiet Enjoyment (66 days @ \$50/day): \$3,300
  - Failure to Provide Hazard Disclosure: \$600
  - Illegally Changed Locks: \$800
  - Denied Reasonable Access: \$1,800
  - Property Loss Due to Negligence: \$1,000
  - Mailroom Security Failure: \$500
  - Emotional Distress / Health Impact: \$2,000
- ORIGINAL TOTAL: \$24,200**

**ALREADY RECEIVED:**  
 \$4,377.60 (rent credit applied July 2025)

Dollar Value of Claimed Loss

**000063**



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

09-19-2025

**Date Owner Was Notified of Loss**

09-19-2025

**Estimated Loss**

500

**Reduced Service Description**

SHORT-NOTICE  
RELOCATION PAYMENT —  
SEPT 2025. Aug 20, 2025  
notice did not indicate  
overnight relocation.  
Clarification not provided  
until Sept 19 on  
happenstance (running into  
another tenant discussing  
the issue with management)  
— only 4 days before Sept  
23-25 outage. \$500 short-  
notice payment required  
under OMC 8.22.620(C). Not  
provided.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

09-19-2025

**Date Owner Was Notified of Loss**

09-20-2025

**Estimated Loss**

885.55

**Reduced Service Description**

RELOCATION EXPENSE  
REIMBURSEMENT — SEPT  
2025. Booked Airbnb Sept  
22-26, 2025. Cost: \$885.55.  
Submitted receipts 9/24.  
Followed up 11/25. No  
response until 12/8 when I  
announced RAP filing.  
Management offered only  
rent credit — not compliant  
with Oakland law requiring  
direct payment.

**Date Problem or Service was fixed, if ever**



**City of Oakland Rent Adjustment Program**  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

**Petition: 18284**  
**Filed: 12-25-2025**  
**Address: 225 CLIFTON ST**

### **Mediation**

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Mediation is an optional process offered by the Rent Adjustment Program to assist parties in settling the issues related to their Rent Adjustment case as an alternative to the formal hearing process. The purpose of mediation is to find a mutual agreement that satisfies both parties. A trained third party will discuss the issues with both sides, look at relative strengths and weaknesses of each position, and consider both parties' needs in the situation. If a settlement is reached, the parties will sign a binding agreement and there will not be a formal hearing process. If no settlement is reached, the case will go to a formal hearing with a Rent Adjustment Hearing Officer, who will then issue a hearing decision. Mediation will only be scheduled if both parties agree to mediate. Sign below if you want to request mediation for your case.

**I/We agree to have my/our case mediated by a Rent Adjustment Program staff mediator.**

Yes



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Petition: 18284  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

**Consent to Electronic Service**

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Check the box below if you agree to have RAP staff send you documents related to your case electronically. If all parties agree to electronic service, the RAP will only send documents electronically and not by first class mail.

**I/We consent to receiving notices and documents in this matter electronically at the email address(es) provided in this petition.**  Yes

---

**Interpretation Services**

---

If English is not your primary language, you have the right to an interpreter in your primary language at the Rent Adjustment hearing and mediation session. You can request an interpreter by completing this section.

**I request an interpreter fluent in the following language at my Rent Adjustment proceeding:**  No

---

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**



Notice Date 8/20/25

## NOTICE: SCHEDULED POWER OUTAGE

**Date:** September 23–25

To improve our electrical system, we have a scheduled *power outage planned*.

### **Affected Buildings and Times:**

- **Buildings 1 & 2:** Power will be shut off Tuesday, 9/23, through Thursday, 9/25, from 8:00 a.m. to 5:00 p.m.
- **Buildings 3 & 4:** Power will be shut off on Tuesday, 9/23, from 8:00 a.m. to 5:00 p.m.

During this time, all electrical functions in your home will be unavailable including refrigerators, please plan accordingly to avoid food spoilage. We apologize for any inconvenience and appreciate your patience as we complete this important work. All residents will be receiving a rent credit for the days that your unit is without power.

Some nearby temporary housing options:

Signature Inn  
4140 Broadway, Oakland, CA 94611  
(510) 653-0458

Bay Breeze Inn  
4919 Coliseum Wy, Oakland, CA 94601  
(510) 536-5972

*If you should choose temporary housing, please save and provide receipts to the management office. All actual and reasonable expenses will be reimbursed via additional rent credit.*

Thank you,  
225 Clifton Management

**000067**



Maren <maren.fox@gmail.com>

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## Important Clarification – PG&E Power Shutdown

9 messages

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**225 Clifton** <Resident\_Office-225clifton@knck.io>

Fri, Sep 19, 2025 at 6:24 PM

Reply-To: 225 Clifton <chats-J4ILPVMC-1703714273+resident+1349326968@knck.io>

To: maren.fox@gmail.com

**000068**

**690000**

Dear Clifton Residents,

I want to sincerely apologize for any confusion regarding the upcoming PG&E power shutdown. After reviewing the original notice and speaking with the team, I'd like to clarify the impact:

• Buildings 1 & 2 (Units 1-14):

Power will be completely shut off for three full days—Tuesday, September 23 through Thursday, September 25. While PG&E crews will be working between 8:00 AM and 5:00 PM, the power will remain off overnight during this entire period.

• Buildings 3 & 4 (Units 15-24):

Power will be shut off only on Tuesday, September 23, from 8:00 AM to 5:00 PM.

⚠️ This outage includes all electrical functions, such as refrigerators, lighting, and outlets. Please plan accordingly to avoid food spoilage and other disruptions.

🏠 Temporary Housing Options:

As noted in the original notice, residents in Buildings 1 & 2 may choose to stay in nearby hotels during the outage. If you do, please save your receipts—reasonable expenses will be reimbursed via rent credit.

Nearby options include:

- Signature Inn – 4140 Broadway, Oakland, CA 94611 – (510) 653-0458
- Bay Breeze Inn – 4919 Coliseum Way, Oakland, CA 94601 – (510) 536-5972

💡 Rent Credit:

All residents will receive a rent credit for the days your unit is without power.

I truly appreciate your patience and understanding. As many of you know, I'm new to the property and learning alongside you. Thank you for your support as we navigate this together. If you have questions or need help, I'm available by phone and email. And if you're around today, come say hi in the main lobby—we've got snacks available while supplies last!

Warmly,

Ledy Castillo

Community Director  
225 Clifton, Oakland, CA 94618

📞 (510) 216-8439

✉️ 225clifton.info@fpmgt.com



**Lorena Gonzalez** Community Director

225 Clifton

225 Clifton St Oakland CA 94618

<https://knockrentals.com/community/5971eb05c67bc6e>

Rather text? Reply to (510) 617-1535, or opt-in here.

You are receiving this email because you are a resident at 225 Clifton. You may opt-out by clicking below.

[Unsubscribe](#)

Fri, Sep 19, 2025 at 10:13 PM

Maren <maren.fox@gmail.com>

To: Kelly Mele <kelly.mele@fpmgt.com>

Cc: 225 Clifton <chats-j4llpwmc-1703714273+resident+1349326968@knck.io>

Bcc: Maren <maren.fox@gmail.com>

Dear Ledy,

Thank you for your email clarifying the September 23-25 power shutdown and confirming that rent credits will be issued for outage days. I appreciate your effort to address the confusion around the original notice because reading it, it's not clear that relocation is

required.

The original notice (dated 8/20/25) stated:

*"Buildings 1 & 2: Power will be shut off Tuesday, 9/23, through Thursday, 9/25, from 8:00 a.m. to 5:00 p.m.*

*Buildings 3 & 4: Power will be shut off on Tuesday, 9/23, from 8:00 a.m. to 5:00 p.m."*

*"If you should choose temporary housing, please save and provide receipts to the management office. All actual and reasonable expenses will be reimbursed via additional rent credit."*

Many tenants, myself included, reasonably understood this to mean power would be off only during the day, that we could return home overnight, and that temporary housing was optional. I made modest plans for daytime work but did not prepare for full relocation.

This situation is more than an inconvenience — it's a significant burden. With fewer than three days' notice, I now must:

- **Pets:** Secure housing that accepts my two cats by Monday night.
- **Food storage:** Find lodging with adequate space for a full fridge and freezer.
- **Work relocation:** Move my home office setup (desktop + monitor) and ensure strong internet is available.
- **Schedule disruption:** Relocate during weekday work hours, which means losing significant work time.
- **Financial/emotional strain:** Negotiate with you because I am not in a position to comply with relocation under the terms you've outlined. I cannot front relocation costs at this time. Rent credit reimbursement after the fact is not workable for me.

Given these realities, I need immediate clarity on the following:

1. **Relocation assistance up front** – Rent credit after the fact is not sufficient as I can't front the cost. Please confirm how relocation funds will be provided, and whether I will receive them by Monday 9/22.
2. **Relocation dates** — Because I have cats, I need to have lodging secured from the evening of Monday 9/22 through Friday morning. I cannot "float" with two cats and all my belongings between check-in/check-out times and construction start/stop times. Management will need to accommodate this timeline as part of the relocation. Please confirm.
3. **Duration of the outage** – Can you confirm with certainty that the outage will not extend beyond three days?
4. **Nature of the construction** — Please confirm whether this outage and related work are for code compliance

I would appreciate a written response as soon as possible so I can make appropriate arrangements.

Thank you for your prompt attention.

Sincerely,

Maren Fox  
Unit 113

[Quoted text hidden]

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**Maren** <maren.fox@gmail.com>

Fri, Sep 19, 2025 at 10:14 PM

To: "heather.rudow@gmail.com" <Heather.Rudow@gmail.com>, Life Giver-Bringer <aurora.foxgalassi@gmail.com>, Caroline Hambright <cmhambright@gmail.com>

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**225 Clifton** <Resident\_Office-225clifton@knck.io>

Mon, Sep 22, 2025 at 11:12 AM

Reply-To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>

To: maren.fox@gmail.com

Dear Maren,

Thank you for your detailed message, and I want to start by sincerely apologizing for the lack of clarity in the original notice. You're absolutely right—the language did not clearly communicate the full scope of the outage, and I take full responsibility for that. That's why I sent the follow-up email on Friday—to ensure everyone had time to prepare and to offer support wherever possible.

Unfortunately, the work cannot be rescheduled. PG&E has confirmed the outage will run continuously from Tuesday, September 23 through Thursday, September 25, and it is expected to end on time. This work is part of a larger infrastructure upgrade and compliance effort, and while disruptive, it is necessary to maintain safety and reliability across the property.

I understand the burden this places on you, especially with pets, food storage, and your work setup. To help ease the impact:

- Rent credits will be issued directly to your resident portal to cover the outage days.
- If fronting hotel costs is not feasible, I can offer access to a vacant apartment where you can store food, charge devices, and use

**000070**

during the day. You're also welcome to sleep in your unit overnight if that's more manageable.

- I'm open to reviewing any other options that might work better for you—please let me know what you have in mind, and I'll do my best to get it approved quickly.

I truly appreciate your patience and communication, and I'm here to support you through this. Please don't hesitate to reach out today so we can finalize a plan that works for you.

Warmly,  
Leady Castillo  
Community Director  
225 Clifton, Oakland, CA 94618  
📞 (510) 216-8439  
✉️ [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com)



**Lorena Gonzalez** Community Director

225 Clifton  
[225 Clifton St Oakland CA 94618](https://www.knockapts.com/LBVzcQ)  
<http://l.knockapts.com/LBVzcQ>

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Rather text? Reply to (510) 617-1535, or [opt-in here](#).

You are receiving this email because you are a resident at 225 Clifton.  
You may opt-out by clicking below.

[Unsubscribe](#)



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**Maren** <maren.fox@gmail.com>

Mon, Sep 22, 2025 at 1:04 PM

To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>, Kelly Mele <kelly.mele@fpimgt.com>

Dear Leady,

Thank you for your response and for acknowledging the lack of clarity in the original notice. I understand this work cannot be rescheduled, but because management did not provide clear notice or up-front relocation assistance, I had no choice but to secure alternative housing myself.

I waited until **Saturday, September 20**, to book in hopes of receiving clarification from management, but could not risk waiting longer. There were very limited options available that would accept cats, and none that could be secured same-day (Monday 9/22) on such short notice. For my peace of mind and to ensure I had stable housing during the outage, I secured an Airbnb in Emeryville from **September 22–26**.

I personally paid **\$885.55** for this booking (receipt attached). This was not discretionary or optional — it was necessary given the inadequate notice and lack of relocation support. My mother lent me the money so I could complete the reservation, with the full expectation that management would reimburse these costs, **as was done the last time I was relocated less than a year ago**.

**I want to be clear: the fact of the disturbance is not the issue.**

I fully understand and support the need for repairs and maintenance to keep the property safe and in compliance. I'm happy to relocate as needed.

What is unacceptable—and what creates unnecessary burden for tenants—is how these disturbances are communicated and carried out by FPI. This was the central problem during the October 2024 relocation, and unfortunately it continues now.

As a tenant, I am happy to comply with repair and maintenance needs. In return, I expect the same courtesy, dignity, and care from management in how these relocations are managed.

**Please note:** reimbursement by rent credit after the fact is not sufficient.

**000071**

Under Oakland's relocation requirements, relocation assistance must be provided up front, and tenants cannot be asked to shoulder relocation costs in advance.

👉 **I expect full reimbursement of the attached Airbnb expense.**

If management does not resolve this directly by the end of this week (9/26/2025), I will involve RAP. I gave FPI and Mr. Chan considerable time and the benefit of the doubt last time, expecting you would work with me in good faith. Instead, you refused to address the issues and pursued eviction against me. That experience was to my own detriment, and I will not repeat the mistake of waiting too long to seek RAP's involvement.

Kelly, copied here, was party to the RAP settlement reached two months ago (August 2025), and is aware of the context in which I raise these concerns.

I would prefer to resolve this quickly and cooperatively. Please confirm in writing that my relocation expenses will be reimbursed in full.

Thank you,  
Maren Fox  
Unit 113

[Quoted text hidden]

---

 **AirBNB Receipt.pdf**  
49K

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**Maren** <maren.fox@gmail.com>  
To: Maren <maren.fox@gmail.com>

Mon, Sep 22, 2025 at 1:05 PM

Begin forwarded message:

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 **AirBNB Receipt.pdf**  
49K

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**Maren** <maren.fox@gmail.com> Mon, Sep 22, 2025 at 1:06 PM  
To: MA Fox <aurora.foxgalassi@gmail.com>, Heather <heather.rudow@gmail.com>, Caroline Hambright <cmhambright@gmail.com>

Begin forwarded message:

**From:** Maren <maren.fox@gmail.com>  
**Date:** Monday, Sep 22, 2025 at 1:04 PM  
**To:** Kelly Mele <kelly.mele@fpimgt.com>, 225 Clifton <chats-J4ILPWMC-1703714273+resident+1350655954@knck.io>  
**Subject:** Important Clarification – PG&E Power Shutdown

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 **AirBNB Receipt.pdf**  
49K

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**225 Clifton** <Resident\_Office-225clifton@knck.io> Wed, Sep 24, 2025 at 5:03 PM  
Reply-To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1353083439@knck.io>  
To: maren.fox@gmail.com

Hello Maren,

**000072**

Excellent, thank you :)

Best,

Leady Castillo



**Lorena Gonzalez** Community Director

225 Clifton

225 Clifton St Oakland CA 94618

<http://l.knockapts.com/tBEpwz>

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Rather text? Reply to (510) 617-1535, or [opt-in here](#).

You are receiving this email because you are a resident at 225 Clifton.  
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**Maren** <maren.fox@gmail.com>

Tue, Nov 25, 2025 at 5:21 PM

To: 225 Clifton <chats-J4ILPWMC-1703714273+resident+1353083439@knck.io>, Kelly Mele <kelly.mele@fpimgt.com>, Kelly Mele <kelly.watkinson@fpimgt.com>, Leady Castillo <leady.castillo@fpimgt.com>

Dear Kelly and Leady,

I'm following up on my **September 22** email regarding reimbursement for the Airbnb I secured from **September 22–26** due to the multi-day power outage and the lack of up-front relocation assistance. I've reattached the receipt here. The total out-of-pocket cost was **\$885.55**, which I could only cover by borrowing money.

It has now been several months without reimbursement. Given the circumstances short notice, the way this relocation was handled, and the precedent set during my 2024 relocation (when assistance was provided in advance), I continue to expect full reimbursement.

Please confirm:

1. That the **\$885.55** Airbnb expense will be reimbursed, as well as the method/timing of payment; and
2. That I will receive the additional **\$500** short-notice relocation payment, as the **August 20** notice did not disclose that overnight relocation would be required and accurate information was not provided until just a few days before the outage. This qualifies as short-notice relocation under Oakland's temporary relocation rules

I have begun preparing a RAP petition, but I would prefer to resolve this directly — especially because Leady has been an excellent community manager and one of the few people at FPI (since Ashley and Chanelle) who consistently communicates clearly and treats tenants with respect. Out of respect for that, I'm giving management one final opportunity to resolve this before I file.

Please provide written confirmation by **Friday, November 28th**, so I can avoid moving forward with my RAP filing.

Thank you,

Maren Fox  
Unit 113

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**AirBNB Receipt.pdf**  
49K

**000073**

# Your receipt from Airbnb




Receipt ID: RC9HSDDYCQ · September 20, 2025

## Emeryville

**4 nights in Emeryville**

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Mon, Sep 22, 2025 → Fri, Sep 26, 2025 

Entire home/apt · 1 bed · 1 guest · 2 pets

Hosted by Jess T

Confirmation code: HMNP24QRWY

[Go to itinerary](#) · [Go to listing](#)

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Traveler: Maren Fox

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### Cancellation policy

This reservation is non-refundable.

Time shown is based on the location of the listing.

\$194.00 x 4 nights	\$776.00
Airbnb service fee	\$109.55
<b>Total (USD)</b>	<b>\$885.55</b>

Apple Pay	\$885.55
September 20, 2025, 3:05:46 PM EDT	
<b>Amount paid (USD)</b>	<b>\$885.55</b>

### Have a question?

Find details about payments and refunds in [your payments](#), or try the [Help Center](#).

### Airbnb Payments, Inc.

Airbnb Payments is a limited payment collection agent of your Host. It means that upon your payment of the Total Price to Airbnb Payments, your payment obligation to your Host is satisfied. Refund requests will be processed in accordance with: (i) the Host's cancellation policy (available on the Listing); or (ii) Rebooking and Refund Policy Terms, available at [www.airbnb.com/terms](http://www.airbnb.com/terms). Questions or complaints: contact Airbnb Payments, Inc. at +1 (844) 234-2500.

### Payment processed by:

Airbnb Payments, Inc.  
888 Brannan Street, San Francisco, CA  
94103

Airbnb, Inc.  
888 Brannan St, San Francisco, CA 94103  
[www.airbnb.com](http://www.airbnb.com)



000074

Resident Ledger



Date: 12/24/2025

Code	t0984086	Property	x27	Lease From	12/01/2022
Name	MAREN FOX-GALASSI	Unit	113	Lease To	12/31/2022
Address	225 CLIFTON STREET	Status	Current	Move In	07/17/2020
		Rent	1824.00	Move Out	
City	OAKLAND, CA 94618	Phone (H)	(805) 866-8331	Phone (W)	

Date	Chg Code	Post Month	Description	Charge	Payment	Balance	Chg/Rec
07/17/2020	secdep	08/2023	Security Deposit	2,000.00		2,000.00	46657654
07/17/2020		08/2023	chk# 1		2,000.00	0.00	28728019
08/10/2023	begdel	08/2023	:Posted by QuickTrans (begdel)	15.90		15.90	46671381
09/01/2023	rent	09/2023	MONTHLY RENT (09/2023)	1,824.00		1,839.90	47107728
09/01/2023	carport	09/2023	CARPORT FEE (09/2023)	150.00		1,989.90	47107729
09/01/2023	carport	09/2023	CARPORT FEE (09/2023)	(150.00)		1,839.90	47107730
09/01/2023	insu	09/2023	Liability Insur	7.95		1,847.85	47116764
09/06/2023		02/2024	chk# 311		1,824.00	23.85	30300088
10/01/2023	rent	10/2023	MONTHLY RENT (10/2023)	1,824.00		1,847.85	47662023
10/01/2023	carport	10/2023	CARPORT FEE (10/2023)	150.00		1,997.85	47662024
10/01/2023	carport	10/2023	CARPORT FEE (10/2023)	(150.00)		1,847.85	47662025
10/01/2023	insu	10/2023	Liability Insur 10/23	7.95		1,855.80	47670949
10/03/2023		10/2023	chk# 14162102 Rent, Order ID 410700221		1,824.00	31.80	29232125
11/01/2023	rent	11/2023	MONTHLY RENT (11/2023)	1,824.00		1,855.80	48266502
11/01/2023	carport	11/2023	CARPORT FEE (11/2023)	150.00		2,005.80	48266503
11/01/2023	carport	11/2023	CARPORT FEE (11/2023)	(150.00)		1,855.80	48266504
11/01/2023	insu	11/2023	Liability Insur 11/23	7.95		1,863.75	48269978
11/20/2023		11/2023	chk# 14688758 Rent, Order ID 424644052		1,824.00	39.75	29647420
12/01/2023	rent	12/2023	MONTHLY RENT (12/2023)	1,824.00		1,863.75	48852395
12/01/2023	carport	12/2023	CARPORT FEE (12/2023)	150.00		2,013.75	48852396
12/01/2023	carport	12/2023	CARPORT FEE (12/2023)	(150.00)		1,863.75	48852397
12/01/2023	insu	12/2023	Liability Insur 12/23	7.95		1,871.70	48857394
12/05/2023		12/2023	chk# 14963768 Rent, Order ID 910220825		1,824.00	47.70	29844123
01/01/2024	rent	01/2024	MONTHLY RENT (01/2024)	1,824.00		1,871.70	49442510
01/01/2024	carport	01/2024	CARPORT FEE (01/2024)	150.00		2,021.70	49442511
01/01/2024	carport	01/2024	CARPORT FEE (01/2024)	(150.00)		1,871.70	49442512
01/01/2024	insu	01/2024	Liability Insur 1/24	7.95		1,879.65	49452570
01/04/2024		01/2024	chk# 15307509 Rent, Order ID 345256708		1,824.00	55.65	30131713
02/01/2024	rent	02/2024	MONTHLY RENT (02/2024)	1,824.00		1,879.65	50047495
02/01/2024	carport	02/2024	CARPORT FEE (02/2024)	150.00		2,029.65	50047496
02/01/2024	carport	02/2024	CARPORT FEE (02/2024)	(150.00)		1,879.65	50047497
02/01/2024	insu	02/2024	Liability Insur 2/24	7.95		1,887.60	50059981
02/05/2024		02/2024	chk# 15696809 Rent, Order ID 550463012		1,824.00	63.60	30439306
03/01/2024	rent	03/2024	MONTHLY RENT (03/2024)	1,824.00		1,887.60	50669457
03/01/2024	carport	03/2024	CARPORT FEE (03/2024)	150.00		2,037.60	50669458
03/01/2024	carport	03/2024	CARPORT FEE (03/2024)	(150.00)		1,887.60	50669459
03/01/2024	insu	03/2024	Liability Insur 3/24	7.95		1,895.55	50687319
03/05/2024		03/2024	chk# 16106490 Rent, Order ID 835022724		1,824.00	71.55	30777211
04/01/2024	rent	04/2024	MONTHLY RENT (04/2024)	1,824.00		1,895.55	51340462
04/01/2024	carport	04/2024	CARPORT FEE (04/2024)	150.00		2,045.55	51340463
04/01/2024	carport	04/2024	CARPORT FEE (04/2024)	(150.00)		1,895.55	51340464
04/04/2024		04/2024	chk# 16465804 Rent, Order ID 865035883		1,824.00	71.55	31100365
05/01/2024	rent	05/2024	MONTHLY RENT (05/2024)	1,824.00		1,895.55	52002321
05/01/2024	carport	05/2024	CARPORT FEE (05/2024)	150.00		2,045.55	52002322
05/01/2024	carport	05/2024	CARPORT FEE (05/2024)	(150.00)		1,895.55	52002323

05/08/2024		05/2024	chk# 16945411 Rent, Order ID 122390022		1,824.00	71.55	31494689
06/01/2024	rent	06/2024	MONTHLY RENT (06/2024)	1,824.00		1,895.55	52641213
06/01/2024	carport	06/2024	CARPORT FEE (06/2024)	150.00		2,045.55	52641214
06/01/2024	carport	06/2024	CARPORT FEE (06/2024)	(150.00)		1,895.55	52641215
06/01/2024		06/2024	chk# 379		1,824.00	71.55	31876905
07/01/2024	rent	07/2024	MONTHLY RENT (07/2024)	1,824.00		1,895.55	53285902
07/01/2024	carport	07/2024	CARPORT FEE (07/2024)	150.00		2,045.55	53285903
07/01/2024	carport	07/2024	CARPORT FEE (07/2024)	(150.00)		1,895.55	53285904
07/15/2024		07/2024	chk# 308 NSFed by ctrl# 32549261 Check #380 NSF		1,824.00	71.55	32219906
08/01/2024	rent	08/2024	MONTHLY RENT (08/2024)	1,824.00		1,895.55	53961142
08/01/2024	carport	08/2024	CARPORT FEE (08/2024)	150.00		2,045.55	53961143
08/01/2024	carport	08/2024	CARPORT FEE (08/2024)	(150.00)		1,895.55	53961144
08/05/2024		08/2024	chk# 18102542 Rent, Order ID 494460101		1,824.00	71.55	32469366
08/13/2024	nsf	08/2024	Returned check charge	25.00		96.55	54091105
08/13/2024		08/2024	chk# 308 NSF receipt Ctrl# 32219906 Check #380 NSF		(1,824.00)	1,920.55	32549261
09/01/2024	rent	09/2024	MONTHLY RENT (09/2024)	1,824.00		3,744.55	54599892
09/01/2024	carport	09/2024	CARPORT FEE (09/2024)	150.00		3,894.55	54599893
09/01/2024	carport	09/2024	CARPORT FEE (09/2024)	(150.00)		3,744.55	54599894
09/09/2024		09/2024	chk# 18541283 Rent, Order ID 484108308 NSFed by ctrl# 32879928 Rent, Order ID 484108308		1,824.00	1,920.55	32842576
09/12/2024	nsf	09/2024	Returned check charge	25.00		1,945.55	54730835
09/12/2024		09/2024	chk# 18541283 NSF receipt Ctrl# 32842576 Rent, Order ID 484108308		(1,824.00)	3,769.55	32879928
10/01/2024	rent	10/2024	MONTHLY RENT (10/2024)	1,824.00		5,593.55	55218853
10/01/2024	carport	10/2024	CARPORT FEE (10/2024)	150.00		5,743.55	55218854
10/01/2024	carport	10/2024	CARPORT FEE (10/2024)	(150.00)		5,593.55	55218855
10/04/2024		10/2024	chk# 18872990 Rent, Order ID 852673195		50.00	5,543.55	33126705
10/04/2024		10/2024	chk# 18873009 Rent, Order ID 561656122		3,648.00	1,895.55	33126719
10/07/2024	insu	10/2024	7/17/2023 to 7/17/2024 ins cover	(55.65)		1,839.90	55321899
10/30/2024	utilinc	11/2024	credit approved by Tanisha	(15.90)		1,824.00	55663552
10/31/2024	rent	11/2024	19 day relocation credit	(1,152.20)		671.80	55677301
10/31/2024	rent	11/2024	sb 21 total credit relocation	(124.60)		547.20	55677484
10/31/2024	rent	11/2024	Wrong charge code used, sb conc	1,152.20		1,699.40	56264644
10/31/2024	conc	11/2024	conc for 19 days relocation	(1,152.20)		547.20	56264647
10/31/2024	rent	11/2024	Wrong charge code used, sb conc	124.60		671.80	56264650
10/31/2024	conc	11/2024	Conc sb 21 days	(124.60)		547.20	56264652
11/01/2024	rent	11/2024	MONTHLY RENT (11/2024)	1,824.00		2,371.20	55873539
11/01/2024	carport	11/2024	CARPORT FEE (11/2024)	150.00		2,521.20	55873540
11/01/2024	carport	11/2024	CARPORT FEE (11/2024)	(150.00)		2,371.20	55875829
11/26/2024	rent	12/2024	2 days conc relocation	(117.68)		2,253.52	56254075
11/26/2024	rent	12/2024	Wrong charge code used, sb conc	117.68		2,371.20	56264653
11/26/2024	conc	12/2024	Conc for 2 days relocation	(117.68)		2,253.52	56264657
12/01/2024	carport	12/2024	CARPORT FEE (12/2024)	(150.00)		2,103.52	56497750
12/01/2024	rent	12/2024	MONTHLY RENT (12/2024)	1,824.00		3,927.52	56497753
12/01/2024	carport	12/2024	CARPORT FEE (12/2024)	150.00		4,077.52	56497754
01/01/2025	rent	01/2025	MONTHLY RENT (01/2025)	1,824.00		5,901.52	56971213
01/01/2025	carport	01/2025	CARPORT FEE (01/2025)	(150.00)		5,751.52	56973434
01/01/2025	carport	01/2025	CARPORT FEE (01/2025)	150.00		5,901.52	56973435
02/01/2025	rent	02/2025	MONTHLY RENT (02/2025)	1,824.00		7,725.52	57745647
02/01/2025	carport	02/2025	CARPORT FEE (02/2025)	150.00		7,875.52	57745648
02/01/2025	carport	02/2025	CARPORT FEE (02/2025)	(150.00)		7,725.52	57745671
03/01/2025	carport	03/2025	CARPORT FEE (03/2025)	(150.00)		7,575.52	58367524
03/01/2025	rent	03/2025	MONTHLY RENT (03/2025)	1,824.00		9,399.52	58368268
03/01/2025	carport	03/2025	CARPORT FEE (03/2025)	150.00		9,549.52	58368269
04/01/2025	rent	04/2025	MONTHLY RENT (04/2025)	1,824.00		11,373.52	58804906
04/01/2025	carport	04/2025	CARPORT FEE (04/2025)	150.00		11,523.52	58804907
04/01/2025	carport	04/2025	CARPORT FEE (04/2025)	(150.00)		11,373.52	58804908
05/01/2025	rent	05/2025	MONTHLY RENT (05/2025) 30 days	1,765.00		13,138.52	59456399
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 30 days	145.00		13,283.52	59456400
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 30 days	(145.00)		13,138.52	59456401
05/01/2025	rent	05/2025	MONTHLY RENT (05/2025) 1 days	59.00		13,197.52	59767606
05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 1 days	5.00		13,202.52	59767607

05/01/2025	carport	05/2025	CARPORT FEE (05/2025) 1 days	(5.00)		13,197.52	59767608
06/01/2025	rent	06/2025	MONTHLY RENT (06/2025)	1,824.00		15,021.52	60102532
06/01/2025	carport	06/2025	CARPORT FEE (06/2025)	150.00		15,171.52	60102533
06/01/2025	carport	06/2025	CARPORT FEE (06/2025)	(150.00)		15,021.52	60102534
07/01/2025	rent	07/2025	MONTHLY RENT (07/2025) 15 days	883.00		15,904.52	60761744
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 15 days	73.00		15,977.52	60761745
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 15 days	(73.00)		15,904.52	60761746
07/01/2025	rent	07/2025	MONTHLY RENT (07/2025) 16 days	941.00		16,845.52	60971122
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 16 days	77.00		16,922.52	60971123
07/01/2025	carport	07/2025	CARPORT FEE (07/2025) 16 days	(77.00)		16,845.52	60971124
07/22/2025		07/2025	chk# 259		1,824.00	15,021.52	36049569
07/22/2025		07/2025	chk# 3230225		17,586.52	(2,565.00)	36050419
07/23/2025	conc	08/2025	Settlement agreement	(4,377.60)		(6,942.60)	61068090
08/01/2025	carport	08/2025	CARPORT FEE (08/2025)	(150.00)		(7,092.60)	61565323
08/01/2025	rent	08/2025	MONTHLY RENT (08/2025)	1,824.00		(5,268.60)	61565328
08/01/2025	carport	08/2025	CARPORT FEE (08/2025)	150.00		(5,118.60)	61565329
09/01/2025	carport	09/2025	CARPORT FEE (09/2025)	(150.00)		(5,268.60)	62220996
09/01/2025	rent	09/2025	MONTHLY RENT (09/2025)	1,824.00		(3,444.60)	62221045
09/01/2025	carport	09/2025	CARPORT FEE (09/2025)	150.00		(3,294.60)	62221046
10/01/2025	carport	10/2025	CARPORT FEE (10/2025)	(150.00)		(3,444.60)	62857874
10/01/2025	rent	10/2025	MONTHLY RENT (10/2025)	1,824.00		(1,620.60)	62857931
10/01/2025	carport	10/2025	CARPORT FEE (10/2025)	150.00		(1,470.60)	62857932
10/31/2025	insu	11/2025	Renter Insurance Non Compliance	7.99		(1,462.61)	63291082
11/01/2025	carport	11/2025	CARPORT FEE (11/2025)	(150.00)		(1,612.61)	63486992
11/01/2025	rent	11/2025	MONTHLY RENT (11/2025)	1,824.00		211.39	63487034
11/01/2025	carport	11/2025	CARPORT FEE (11/2025)	150.00		361.39	63487035
11/06/2025		11/2025	chk# 24230463 Rent, Order ID 232262793		361.39	0.00	37222639
11/17/2025		11/2025	reimbursements for hotels and food due to PG&E work (Payable)	(500.00)		(500.00)	10334167
11/20/2025		11/2025	Chk# 1019 to payable		(500.00)	0.00	5212177
12/01/2025	carport	12/2025	CARPORT FEE (12/2025)	(150.00)		(150.00)	64105917
12/01/2025	rent	12/2025	MONTHLY RENT (12/2025)	1,824.00		1,674.00	64105943
12/01/2025	carport	12/2025	CARPORT FEE (12/2025)	150.00		1,824.00	64106082
12/04/2025		12/2025	chk# 24575198 Rent, Order ID 239987542		1,824.00	0.00	37490795

## Final Notice: RAP Settlement Repairs Still Outstanding (Case T25-0067)

2 messages

Maren <maren.fox@gmail.com>

Mon, Dec 8, 2025 at 3:09 PM

To: Valerie Freitas <valerie.freitas@fpimgt.com>

Cc: 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com>, Kelly Mele <kelly.watkinson@fpimgt.com>, Kelly Mele <kelly.mele@fpimgt.com>, Leady Castillo <leady.castillo@fpimgt.com>, zachary@lokainc.com, accounting@vesta-assetmanagement.com, admin@vesta-assetmanagement.com

Dear Kelly and Valerie,

I'm following up again regarding the outstanding repair obligations under the RAP settlement in **Case T25-0067**, which required the sliding glass door, screen door, and wall to be repaired by **September 23, 2025**.

To date, the wall has been repaired. The sliding glass door and screen door remain unaddressed, now more than two months past the deadline. I wrote on **November 25** requesting written updates and proposed repair dates by **December 6**. I have received no response.

I am now proceeding with enforcement through RAP, as allowed under the terms of the settlement.

Given that FPI's contract will be terminated and Leady is departing as of **December 31** (and losing Leady is a genuine loss for the community), **please confirm who my point of contact will be going forward regarding settlement enforcement and repairs.**

Sincerely,  
Maren Fox  
Unit 113

On Tue, Nov 25, 2025 at 5:46 PM Maren <maren.fox@gmail.com> wrote:

Dear Kelly and Valerie,

I'm going straight to the two of you rather than Leady (copied tho) because both of you have knowledge of this settlement and I'm not sure how much context Leady has.

I am following up regarding the repairs required under the RAP settlement in Case **T25-0067**. As you know, the settlement states:

*"By **September 23, 2025**, the property owner shall repair the sliding glass door, sliding screen door, and the interior wall next to the sliding glass door."*

To date, only the interior wall repair has been completed. The sliding glass door and sliding screen door repairs remain outstanding, and the deadline has now passed by more than two months.

I am requesting that management provide:

1. A clear update on the status of the sliding glass door and screen door repairs; and
2. The earliest available dates to complete both items.

I am generally available during the day as I work from home. I am willing to coordinate access so these repairs can be completed promptly.

Please provide a written update and proposed repair dates by **Friday, December 6, 2025**, so I can determine next steps regarding enforcement of the settlement.

Thank you,

Maren Fox  
Unit 113

On Thu, Jul 24, 2025 at 4:37 PM Antonia Burrell <antonia.burrell@fpimgt.com> wrote:

Hi Maren,

You're scheduled for Monday, July 28th @9am for repairs.

On Thu, Jul 24, 2025 at 3:07 PM Maren <maren.fox@gmail.com> wrote:

Thank you!

**000078**

On Thursday, Jul 24, 2025 at 3:04 PM, Antonia Burrell <[antonia.burrell@fpimgt.com](mailto:antonia.burrell@fpimgt.com)> wrote:  
Hello Maren,

I'll schedule Monday 7/28 @9am Eric will come to your home to perform repairs and color match.

On Thu, Jul 24, 2025 at 3:01 PM Maren <[maren.fox@gmail.com](mailto:maren.fox@gmail.com)> wrote:

Hi Antonia,

Thank you for following up on my maintenance requests here and in your previous two emails. Victor did indeed come by on Tuesday and fixed the lightbulbs in my fridge and oven.

Can we schedule the walk-through/repairs for next week? I'm unavailable today and Friday, but I'm free on Monday and beyond (not Thursday AM tho).

Thank you,  
Maren

On Thursday, Jul 24, 2025 at 10:39 AM, 225 Clifton Apartments Site information account <[225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com)> wrote:  
Hello Maren,

I would like to schedule a walk thru for repairs, and paint matching for your unit on Friday 7/25 @9am?

Antonia Burrell- Community Director **225 Clifton Apartments**

[www.225cliftonapts.com](http://www.225cliftonapts.com) | Tel: 510-216-8439  
**225 Clifton St, Oakland, CA 94618**  
**FPI MANAGEMENT**  
CULTURE GROUNDED IN H.E.A.R.T. 

On Wed, Jul 23, 2025 at 2:20 PM 225 Clifton Apartments Site information account <[225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com)> wrote:  
Hello Maren,

**1. Need a new light bulb. Initially noted in the April 2024 inspection. - Has been completed 7/22/2025**

**The 3 items below Victor can come Friday 7/25/25 @9am to start repairs can you confirm if this date works for you?**

**2. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen.**

**Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen.**

**3. Window wall/brace needs refinishing; stuck patio door slammed and needs to be respackled/painted.**

Antonia Burrell- Community Director **225 Clifton Apartments**

[www.225cliftonapts.com](http://www.225cliftonapts.com) | Tel: 510-216-8439  
**225 Clifton St, Oakland, CA 94618**  
**FPI MANAGEMENT**  
CULTURE GROUNDED IN H.E.A.R.T. 

On Tue, Jul 22, 2025 at 8:23AM 225 Clifton Apartments Site information account <[225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com)> wrote:

Hello Maren,

I would like to follow up on the repair request you submitted. Can Victor come today 7/22/2025 @10:30am? To address the repair request.

**1. Need a new light bulb. Initially noted in the April 2024 inspection.**

**2. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen. Initially noted in the April 2024 inspection, discussed September-October 2024. Screen for patio sliding door broken; will not stay on track/missing wheel. Need new screen. Initially noted in April 2024 inspection, discussed with Lici then Nichole September-October 2024.**

**3. Window wall/brace needs refinishing; stuck patio door slammed and needs to be respackled/painted. Initially noted in the April 2024 inspection, discussed with Lici and Nichole August-October 2024.**

Antonia Burrell- Community Director **225 Clifton Apartments**

[www.225cliftonapts.com](http://www.225cliftonapts.com) | **Tel: 510-216-8439**

**225 Clifton St, Oakland, CA 94618**

**FPI MANAGEMENT**  
CULTURE GROUNDED IN **H.E.A.R.T.** 

--

Antonia Burrell, Community Director

**225 Clifton Apartments**

[www.225cliftonapts.com](http://www.225cliftonapts.com) | **Tel: 510-216-8439**

**EMERGENCY: (510) 405-3932**

**225 Clifton St, Oakland, CA 94618**

**FPI MANAGEMENT**  
CULTURE GROUNDED IN **H.E.A.R.T.** 

--

Antonia Burrell, Community Director

**225 Clifton Apartments**

[www.225cliftonapts.com](http://www.225cliftonapts.com) | **Tel: 510-216-8439**

**EMERGENCY: (510) 405-3932**

**225 Clifton St, Oakland, CA 94618**

**FPI MANAGEMENT**  
CULTURE GROUNDED IN **H.E.A.R.T.** 

---

**Kelly Mele** <kelly.mele@fpimgt.com>

To: Maren <maren.fox@gmail.com>

Cc: Valerie Freitas <valerie.freitas@fpimgt.com>, 225 Clifton Apartments Site information account <225clifton.info@fpimgt.com>, Kelly Mele <kelly.watkinson@fpimgt.com>, Leady Castillo <leady.castillo@fpimgt.com>, zachary@lokainc.com, Julie Goodrich <accounting@vesta-assetmanagement.com>, admin@vesta-assetmanagement.com

Mon, Dec 8, 2025 at 6:48 PM

Hi Maren,

Thank you for letting me know, i was told by the previous manager that this was completed already.

When is a good time to have someone take some measurements this week?

Thank you



**Kelly Mele**

Executive Regional Manager

**000080**

**P 916.357.5300 ext. 38165**  
800 Iron Point Road | Folsom, CA 95630

[AssetLiving.com](http://AssetLiving.com)

**PRIVILEGED AND CONFIDENTIAL:** This e-mail message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and should be distributed only after permission is granted by the sender. If you are not the intended recipient, please do not disseminate, distribute or copy this communication, by e-mail or otherwise. Instead, please notify us immediately by return e-mail (including the original message in your reply) and by telephone and then delete and discard all copies of the e-mail. Thank you.

[Quoted text hidden]

**000081**



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Housing and Community Development Department  
Rent Adjustment Program

TEL (510) 238-3721  
FAX (510) 238-6181  
CA Relay Service 711

## **DECISION PURSUANT TO AGREEMENT OF THE PARTIES**

**CASE NUMBER:** T25-0067

**CASE NAME:** Fox v. Loka Properties

**PROPERTY ADDRESS:** 225 Clifton Street, Unit 113, Oakland, California

**DATE OF MEDIATION:** July 23, 2025

**APPEARANCES:** Maren Fox-Galassi, Tenant  
Valerie Freitas, Property Owner Representative  
Antonia Burrell, Property Manager  
Andrew VanSlyke, Property Owner Attorney

### **SUMMARY OF PROCEEDINGS**

Tenant Maren Fox-Galassi filed the instant petition on March 28, 2025, alleging a number of decreased housing services. Pursuant to the *Notice of Remote Mediation/Hearing*, a Mediation was held on July 23, 2025, and appearances were made by: Tenant Maren Fox-Galassi, and Property Owner Representative Valerie Freitas, Property Manager Antonia Burrell, and Property Owner Attorney Andrew VanSlyke.

At the Settlement Conference, the parties reached a settlement agreement, and the terms were read to the parties. The parties stated that they understood the terms of the agreement, that they voluntarily agreed to the terms of the agreement, and that they waived their right to a hearing or appeal on the petition.

### **AGREEMENT OF THE PARTIES**

In settlement of the claims raised in the petition, the parties agreed to the following:


1. The tenant shall be granted a one-time rent credit of \$4,377.60 to be applied immediately to her rent ledger.
2. There shall be no rent increases until August 1, 2026.

3. The property owner shall stop charging the tenant Renter's Insurance.
4. The tenant shall provide evidence of Renter's Insurance by July 24, 2025.
5. If the tenant no longer has Renter's Insurance, the property owner may charge the tenant monthly Renter's Insurance after providing a 30-day written notice to the tenant.
6. If the property owner adds non-rent charges to the tenant's rent ledger, the property owner shall provide a 30-day written notice to the tenant prior to the charges.
7. The property owner shall provide at least a 24-hours Notice when there will be construction noises related to demolition or jackhammers. The property owner shall attempt to communicate by e-mail because the tenant has a preference to communicate via e-mail.
8. By September 23, 2025, the property owner shall repair the sliding glass door, sliding screen door, and the interior wall next to the sliding glass door.

### DECISION

The parties entered into the agreement voluntarily and, therefore, the agreement is adopted as the decision in this matter.

Date: July 23, 2025

  
\_\_\_\_\_  
Susan Ma  
Hearing Officer  
Rent Adjustment Program

**PROOF OF SERVICE BY ELECTRONIC MAIL**

**Case Number: T25-0067**

I, the undersigned, state that I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612. My electronic service address is: [bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov).

**Today, I electronically served the attached documents:**

**Documents Included**

**Decision Pursuant to Agreement of the Parties**

I electronically served the document(s) listed above to:

Maren Fox [maren.fox@gmail.com](mailto:maren.fox@gmail.com)

Tanisha Salter [tanisha.salter@fpimgt.com](mailto:tanisha.salter@fpimgt.com)

Zachary Chan [zachary@lokainc.com](mailto:zachary@lokainc.com) ; [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com)

Andrew VanSlyke [AVanSlyke@spencerfane.com](mailto:AVanSlyke@spencerfane.com)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **July 31, 2025**.



---

Brittni Jackson  
Oakland Rent Adjustment Program



**CITY OF OAKLAND**  
**RENT ADJUSTMENT PROGRAM**  
250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA  
94612-0243  
(510) 238-3721  
CA Relay Service 711  
[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

## **NOTICE TO PROPERTY OWNER OF TENANT PETITION**

### **ATTENTION: IMMEDIATE ACTION REQUIRED**

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

- **YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**
  
- **TO RESPOND:**
  - 1) **Complete** a **PROPERTY OWNER RESPONSE** form found on the [RAP](#) website.
  - 2) **Serve a copy** of your **PROPERTY OWNER RESPONSE** form on the tenant (or the tenant's representative listed on the petition) by mail or personal delivery.
  - 3) **Complete** a **PROOF OF SERVICE** form (which is attached to the Response form and also available as on the website) and provide a copy to the tenant (or tenant's representative) together with your **PROPERTY OWNER RESPONSE** form.
  - 4) **Submit** your **PROPERTY OWNER RESPONSE** form and completed **PROOF OF SERVICE\*** form to RAP through RAP's online portal, via email, or by mail.

*\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.*

**DOCUMENT REVIEW:** The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

**FOR ASSISTANCE:** Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the **PROPERTY OWNER RESPONSE** form.

# NOTICE TO PROPERTY OWNER OF TENANT PETITION

## ATTENTION: IMPORTANT INFORMATION BELOW

If you are receiving this NOTICE together with a completed TENANT PETITION form, it means that a tenant has filed a case against you with the Oakland Rent Adjustment Program ("RAP") (commonly referred to as the "Rent Board").

**YOU MUST FILE A RESPONSE WITHIN 35 CALENDAR DAYS AFTER THE PETITION WAS MAILED TO YOU (30 DAYS IF DELIVERED IN-PERSON).**

### **TO RESPOND:**

- 1) Complete and sign a PROPERTY OWNER RESPONSE form found on the RAP website.  
(<https://www.oaklandca.gov/services/respond-to-a-tenant-petition-for-the-rent-adjustment-program>)
- 2) Complete a PROOF OF SERVICE (POS) form (which is attached to the Response form and also available on the website) and provide an unsigned copy of the POS to the tenant (or tenant's representative) together with a copy of your signed PROPERTY OWNER RESPONSE form.
- 3) Submit your signed PROPERTY OWNER RESPONSE form and completed and signed PROOF OF SERVICE\* form to RAP through RAP's online portal, via email, or by mail.

\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the tenant has been served with a copy.

\*Note: The Response will not be considered complete until a PROOF OF SERVICE is filed indicating that the owner has been served with a copy.

### **DOCUMENT REVIEW:**

The tenant is required to serve on you all documents the tenant filed in this case in addition to the petition. Additionally, all documents are available for review at RAP.

### **FOR ASSISTANCE:**

Contact a RAP Housing Counselor at (510) 238-3721 or by email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov). Additional information is also available on the RAP website and on the PROPERTY OWNER RESPONSE form.

## PROOF OF SERVICE

**NOTE: YOU ARE REQUIRED TO SERVE A COPY OF YOUR PETITION (PLUS ANY ATTACHMENTS) ON THE PROPERTY OWNER PRIOR TO FILING YOUR PETITION WITH RAP. You must include a copy of the RAP form "NOTICE TO PROPERTY OWNER OF TENANT PETITION" (the preceding page of this petition packet) and a completed PROOF OF SERVICE form together with your Petition.**

- 1) Use this PROOF OF SERVICE form to indicate the date and manner of service and the person(s) served.
- 2) NOTE: Email is not a form of allowable service on a party of a petition or response pursuant to the Ordinance.
- 3) Provide a complete but unsigned copy of this PROOF OF SERVICE form to the person(s) being served together with the documents being served.
- 4) File your completed and signed copy of this PROOF OF SERVICE form with RAP together with your Petition. Your Petition will not be considered complete until this form has been filed indicating that service has occurred.



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721

## PROOF OF SERVICE

*TENANT PETITION*

**Electronic Petition number: 18020**

I declare under penalty of perjury under the laws of the State of California that on **05-16-2025** I, **Maren Fox-Galassi**, served a copy of the following document(s), Tenant Petition, the Notice to Property Owner of Tenant Petition and all attached 0 pages, to each opposing party, whose names and addresses are listed below, by **United States mail**.

**Names of Served Document(s)**

**Adresse(s) Information**

**Addressee:** Zachary Chan  
42 SCHOONER HL  
OAKLAND CA 94618-2335

**Addressee:** Tanisha Salter  
800 IRON POINT RD  
FOLSOM CA 95630-9004

**Maren Fox-Galassi**

**05-16-2025**

**City of Oakland Rent Adjust Program**

**Date Printed: 05-16-2025**

**000088**



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721

## **PROOF OF SERVICE**

*TENANT PETITION*

**Electronic Petition number: 18020**

**City of Oakland Rent Adjust Program**  
**Date Printed: 05-16-2025**

**000089**



**City of Oakland Rent Adjustment Program**  
**250 Frank H. Ogawa Plaza, Suite 5313**  
**Oakland, CA 94612 | (510) 238-3721**

**Petition: 18021**  
**Filed: 03-28-2025**  
**Address: 225 CLIFTON ST**

**Consent to Electronic Service**

---

Check the box below if you agree to have RAP staff send you documents related to your case electronically. If all parties agree to electronic service, the RAP will only send documents electronically and not by first class mail.

**I/We consent to receiving notices and documents in this matter electronically at the email address(es) provided in this petition.**  **Yes**

**Interpretation Services**

---

If English is not your primary language, you have the right to an interpreter in your primary language at the Rent Adjustment hearing and mediation session. You can request an interpreter by completing this section.

**I request an interpreter fluent in the following language at my Rent Adjustment proceeding:**  **No**

---

**Signature**

---

**Date**



**City of Oakland Rent Adjustment Program**  
**250 Frank H. Ogawa Plaza, Suite 5313**  
**Oakland, CA 94612 | (510) 238-3721**

**Petition: 18021**  
**Filed: 03-28-2025**  
**Address: 225 CLIFTON ST**

<b>Party</b>	<b>Name</b>	<b>Address</b>	<b>Mailing Address</b>	
Owner	Zachary Chan Loka Properties	42 Schooner Hill Oakland, CA 94618	42 Schooner Hill Oakland, California 94618	(510) 666-0848 zachary@lokainc.com
Manager	Tanisha Salter FPI Management	800 Iron Point Road Folsom, CA 95630	800 Iron Point Road Folsom, California 95630	(925) 558-3195 tanisha.salter@fpimgt.com
Tenant	Maren Fox	225 CLIFTON ST APT 113 Oakland, CA 94618		(805) 886-8331 maren.fox@gmail.com
Representative	Maren Fox	225 CLIFTON ST APT 113 Oakland, CA 94618	225 CLIFTON ST APT 113 Oakland, California 94618	(805) 886-8331 maren.fox@gmail.com

**Number of units on the property** 74

**Type of unit you rent** Apartment, Room or Live-work

**Is your rent subsidized or controlled by any government agency (such as HUD or Section 8), other than the Oakland Rent Adjustment Program? (Note: If your rent is controlled or subsidized by any other governmental agency, the Oakland Rent Adjustment Program may not have jurisdiction over your claim.) Please see the Jurisdiction notice on page 1 of this form.** No

## Grounds for Petition

For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. I (We) contest one or more rent increases on one or more of the following grounds:

(B1) The property owner is providing me with fewer **housing** services than I previously received and/or I am being charged for services originally paid for by the **owner**. (Check this box for petitions based on bad conditions/failure to repair.)

(B2) I am being unlawfully charged for utilities

**Rental History**

**Date you moved into the Unit**

7/17/2020

**Initial Rent**

\$ 1,995.00 /month

**Current Rent**

\$ 1,824.00 /month

**When, if ever, did the property owner first provide you the City form, NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM ('RAP Notice')?**

I do not remember if I ever received the RAP Notice.

**List the case numbers of any relevant prior Rent Adjustment case(s):**

## Description of Decreased or Inadequate Housing Services

Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section.

### Loss of Service

<b>Date Loss Began</b>	07-01-2021
<b>Date Owner Was Notified of Loss</b>	07-01-2021
<b>Estimated Loss</b>	
<b>Reduced Service Description</b>	ELEVATOR OUT OF ORDER.  The two elevators serving the property are frequently out of order, creating significant accessibility issues for tenants. As of this writing, both elevators are currently out of service. This has caused repeated inconvenience and safety concerns for residents over a prolonged period.  (Included as a loss of service pattern.)

### Date Problem or Service was fixed, if ever

<b>Date Loss Began</b>	03-15-2024
<b>Date Owner Was Notified of Loss</b>	03-15-2024
<b>Estimated Loss</b>	
<b>Reduced Service Description</b>	FRIDGE LIGHT OUT.  The refrigerator light has been out since pointed out during an inspection in March 2024. Despite submitting a maintenance request at that time, no repair has been made.  (Included as a loss of service pattern.)

### Date Problem or Service was fixed, if ever

<b>Date Loss Began</b>	03-15-2024
<b>Date Owner Was Notified of Loss</b>	03-15-2024
<b>Estimated Loss</b>	

000094

**Reduced Service Description**

OVEN LIGHT OUT.

The light inside the oven has been out since pointed out during an inspection in March 2024. Despite being told it would be taken care of, no repair has been made.

(Included as a loss of service pattern.)

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

03-15-2024

**Date Owner Was Notified of Loss**

03-15-2024

**Estimated Loss**

**Reduced Service Description**

SCREEN DOOR BROKEN.

The screen door to the patio or balcony has been broken for some time. It does not close properly and has not been repaired despite prior notice to management during an inspection in March 2024. They didn't even fix it while I was relocated.

(Included as a loss of service pattern.)

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

03-15-2024

**Date Owner Was Notified of Loss**

03-15-2024

**Estimated Loss**

**Reduced Service Description**

SLIDING DOOR STICKS.

The sliding glass door in the unit has stuck and been difficult to open/close/lock since at least March 2024, when I pointed out the issue during an inspection. Despite being told it would be taken care of, no repair has been made.

(Included as a loss of service pattern.)

**000095**

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

03-15-2024

**Date Owner Was Notified of Loss**

03-15-2024

**Estimated Loss**

**Reduced Service Description**

WALL REPAIR.

Damage to a wall (due to sliding door sticking) in the unit was pointed out during an inspection in March 2024. Despite being told it would be taken care of, no repair has been made. The damage remains visible.

(Included as a loss of service pattern.)

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

04-01-2024

**Date Owner Was Notified of Loss**

05-08-2024

**Estimated Loss**

**Reduced Service Description**

POOL CLOSED DURING OPEN SEASON.

Last year, the pool was closed until 5/24/2024, despite it being the open season (April–November). The pool just needed to be cleaned, it was murky. This constitutes a loss of access to a paid amenity during the time it is expected to be open. No explanation or timeline for reopening was been provided until the day of the cleaning.

(Included as a loss of service pattern.)

**Date Problem or Service was fixed, if ever**

05-24-2024

**Date Loss Began**

09-25-2024

**Date Owner Was Notified of Loss**

09-26-2024

**Estimated Loss**

3300

**Reduced Service Description**

LOSS OF QUIET ENJOYMENT / LIVELIHOOD IMPACT.

I am a freelancer who works from home. Daily construction **000096**

and vibration from jackhammering and abatement made it impossible to work for an extended period. I experienced repeated, ongoing disruptions to my work schedule. This created significant emotional distress, affected my productivity, impacted my relationships with clients, and disrupted my income. All this was exacerbated by management's refusal to accommodate or even acknowledge these issues.

1. A two-week migraine triggered by incessant noise, leading to an ER visit.
2. Frequent disruption of work days, forcing last-minute changes to professional obligations impacting my reputation with clients.
3. Despite raising concerns, FPI did not offer accommodations or alternative workspaces, violating California Civil Code § 1927, which guarantees tenants the right to quiet enjoyment of their property.

Dollar Value of Claimed Loss:  
• \$50/day for 66 days of construction endured during work hours:

Day rate reflects WeWork day passes at ~\$50/day in the Bay Area.

Compensation reflects the fair market value of the loss of quiet enjoyment specifically due to work-hour-related impacts.

This claim focuses on my inability to safely and effectively work from home (due to extreme noise and vibration, separate from physical habitability violations) and the subsequent impact to

000097

**Date Problem or Service was fixed, if ever**

my liveinhood.

12-20-2024

**Date Loss Began**

09-26-2024

**Date Owner Was Notified of Loss**

09-26-2024

**Estimated Loss**

**Reduced Service Description**

POOR COMMUNICATION.

FPI Management failed to meet basic obligations of property management by repeatedly withholding or failing to respond to tenant questions about construction, hazardous materials, relocation logistics, and rent. This lack of transparency and communication exacerbated tenant hardship and reflects a consistent pattern of managerial neglect.

(Included as a loss of service pattern: property management not providing basic role services.)

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

09-26-2024

**Date Owner Was Notified of Loss**

09-26-2024

**Estimated Loss**

13200

**Reduced Service Description**

LOSS OF HABITABILITY & HEALTH AND SAFETY VIOLATIONS.

From late October to early December 2024, tenants were relocated a month after construction began and returned before construction was complete, despite the property remaining uninhabitable. Under California Civil Code § 1942.4 and Oakland Municipal Code § 8.22.360, landlords are required to relocate tenants for the entire duration of construction if it renders the premises uninhabitable.

1. Construction, demolition, and

rehabilitation statement by **000098**

asbestos abatement began in late September, before we were relocated.

2. I was told to return on 11/15/2024 even though unsafe conditions persisted:

From late September to late December 2024, my unit was repeatedly uninhabitable due to unsafe conditions caused by construction, demolition, and abatement work. I was exposed to asbestos dust on three occasions due to improper notice, and clouds of construction dust and debris entered my unit. Walkways were frequently blocked and unlit. Management failed to mitigate known risks, respond to hazardous conditions, or provide protective notice or accommodation.

Dollar Value of Claimed Loss:  
• \$200/day for the 66 additional days of construction I endured = \$13200

Day rate reflects that determined made by FPI/ownership for relocation: \$200/day.

Compensation reflects uninhabitable conditions tenants endured due to insufficient relocation period.

This claim is separate from loss of quiet enjoyment and addresses the physical safety and legal uninhabitability of the unit.

**Date Problem or Service was fixed, if ever**

12-31-2024

**Date Loss Began**

10-01-2024

**Date Owner Was Notified of Loss**

10-27-2024

**Estimated Loss**

600

**000099**

**Reduced Service Description**

FAILURE TO PROVIDE HAZARD DISCLOSURE.

I was exposed to asbestos dust on three occasions during abatement work, without receiving any formal notice or safety instructions. This is a violation of state health and safety laws and created an avoidable health risk.

\$200/day for each exposure.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

10-01-2024

**Date Owner Was Notified of Loss**

10-27-2024

**Estimated Loss**

2000

**Reduced Service Description**

EMOTIONAL DISTRESS / HEALTH IMPACT.

Due to unsafe living conditions, unaddressed concerns, and retaliatory behavior by management, I experienced significant emotional distress. This included a two-week migraine triggered by demolition noise and an ER visit, as well as ongoing anxiety and sleep disruption.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

10-01-2024

**Date Owner Was Notified of Loss**

10-27-2024

**Estimated Loss**

2000

**Reduced Service Description****EMOTIONAL DISTRESS / HEALTH IMPACT.**

Due to unsafe living conditions, unaddressed concerns, and retaliatory behavior by management, I experienced significant emotional distress. This included a two-week migraine triggered by demolition noise and an ER visit, as well as ongoing anxiety and sleep disruption. My therapy sessions have centered on this issue since September.

**Date Problem or Service was fixed, if ever****Date Loss Began**

10-28-2024

**Date Owner Was Notified of Loss**

10-28-2024

**Estimated Loss**

800

**Reduced Service Description**

ILLEGALLY CHANGED LOCKS.

While I was relocated, FPI changed the locks on my unit without proper legal notice or court order, violating California Civil Code § 789.3. I thought they were evicting me! This lack of communication caused much unnecessary stress and disruption.

Dollar Value of Claimed Loss:  
 • \$100/day for 8 days = \$800.

Compensation reflects penalties under California Civil Code § 789.3, which allows for \$100/day per violation.

**Date Problem or Service was fixed, if ever**

11-04-2024

**Date Loss Began**

11-04-2024

**Date Owner Was Notified of Loss**

11-04-2024

**Estimated Loss**

1800

**Reduced Service Description**

DENIED REASONABLE ACCESS DURING RELOCATION.

During my relocation, FPI changed the locks to my unit without notice, refused to provide reasonable access, and failed to follow through on assurances that plants and property would be protected. Several of my plants died due to lack of care. This was a violation of my right to access and constitutes both property loss and distress. Landlords are required to provide reasonable access during relocation under California Civil Code § 1941.1.

Dollar Value of Claimed Loss:  
• \$100/day for 18 days = \$1800

Included in property damage claim:  
• \$200 for damages (dead plants)

Compensation reflects penalties under California law and the direct cost of damages.

**Date Problem or Service was fixed, if ever**

11-15-2024

**Date Loss Began**

11-08-2024

**Date Owner Was Notified of Loss**

11-08-2024

**Estimated Loss**

100

**Reduced Service Description**

BOUNCED RELOCATION PAYMENTS.  
Relocation checks issued by FPI bounced, causing financial strain and disruption. Landlords are required to provide timely and sufficient relocation payments under Oakland Municipal Code § 8.22.360."

**Date Problem or Service was fixed, if ever**

11-12-2024

**Date Loss Began**

11-08-2024

**Date Owner Was Notified of Loss**

11-08-2024

**Estimated Loss**

100

**000102**

**Reduced Service Description**

BOUNCED RELOCATION PAYMENTS.

Relocation checks issued by FPI bounced, causing financial strain and disruption. Landlords are required to provide timely and sufficient relocation payments under Oakland Municipal Code § 8.22.360."

**Date Problem or Service was fixed, if ever**

11-12-2024

**Date Loss Began**

11-25-2024

**Date Owner Was Notified of Loss**

11-25-2024

**Estimated Loss**

900

**Reduced Service Description**

UNPAID RELOCATION COMPENSATION.

Compensation for 12/1-12/2 remains unpaid and:

1. Payment was issued as an AmEx gift card, which are not an acceptable form of payment under relocation laws.
2. Payment amount does not include the \$500 penalty for providing less than 30 days' notice for the relocation per the Code Compliance Program.

Dollar Value of Claimed Loss:

- \$500 penalty for insufficient notice.
- \$200/day for unpaid relocation period = \$400.

The above reflects penalties and unpaid amounts under Oakland Code Compliance Relocation Program.

**Date Problem or Service was fixed, if ever****Date Loss Began**

11-18-2024

**Date Owner Was Notified of Loss**

11-29-2024

**Estimated Loss**

500

**000103**

**Reduced Service Description**

MAILROOM SECURITY FAILURE.

A package worth \$575 was stolen from the mailroom, which is equipped with surveillance cameras. Management refused to provide footage to me or the U.S. Postal Inspection Service despite multiple requests. This reflects a serious lapse in tenant safety, transparency, and communication. Landlords are responsible for maintaining secure common areas under California Civil Code § 1941.1.

Dollar Value of Claimed Loss:  
\$500 for failing to provide promised mailroom security

Included separately in property loss claim:  
- \$600 for the stolen package

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

11-18-2024

**Date Owner Was Notified of Loss**

11-29-2024

**Estimated Loss**

1000

**Reduced Service Description**

**PROPERTY LOSS DUE TO NEGLIGENCE.**

I experienced multiple losses due to FPI's failure to protect my unit and belongings during and after relocation. The short-notice of the relocation resulted in hundreds of dollars of grocery loss. Vibrations from jackhammering broke several glass items. My plants died after I was denied reasonable access to care for them during relocation (I was told they would be watered by management). A package worth \$600 was stolen. These were preventable losses caused by lack of access, poor planning, and neglect.

**Dollar Value of Claimed Loss:**

- \$600 for the stolen package
- \$200 for damages to plants and belongings.
- \$200 for grocery loss

Compensation reflects direct financial loss.

**Date Problem or Service was fixed, if ever**

**Date Loss Began**

01-02-2025

**Date Owner Was Notified of Loss**

01-13-2025

**Estimated Loss**

**Reduced Service Description**

FAILURE TO PROCESS RENT PAYMENTS.

I submitted rent checks for January (1/2/2025), February (2/2/2025), and March (3/1/2025), all of which remain uncashed by management. I have made repeated good-faith efforts to pay, and these payments have been refused.

(Included as a pattern of bad-faith management practices and potential retaliation, which may violate California Civil Code § 1942.5.)

**Date Problem or Service was fixed, if ever****Date Loss Began**

01-06-2025

**Date Owner Was Notified of Loss**

01-13-2025

**Estimated Loss****Reduced Service Description**

INTIMIDATION.

I have received 4 notices threatening eviction, one this week (3/23/24) that appears to have been filed with the city. This pattern of threats and notices of eviction appeared only after I began asserting my rights and requesting lawful compensation. This constitutes retaliation under California Civil Code § 1942.5 and has caused significant emotional distress.

(Included as a pattern of harassment.)

**Date Problem or Service was fixed, if ever****Date Loss Began**

02-12-2025

**Date Owner Was Notified of Loss**

02-12-2025

**Estimated Loss**

**Reduced Service Description**

LESS THAN 24-HOUR ENTRY NOTICE.

A notice to enter my unit was taped to my door on the evening of February 12 for entry the following morning (2/13/25), less than 24 hours in advance. I had not reported any issues, and no emergency was cited. This violates California Civil Code § 1954.

(Included as a pattern of harassment.)

**Date Problem or Service was fixed, if ever**

02-13-2025

**Date Loss Began**

03-25-2025

**Date Owner Was Notified of Loss**

03-28-2025

**Estimated Loss**

**Reduced Service Description**

INJURY FROM UNSAFE GATE.

On March 25, 2025, a sharp piece of cut fencing sticking out from the gate to the pool area stabbed a guest of mine in the hand. This is a safety hazard that should have been repaired when I reported metal shrapnel years ago. This violates California Civil Code § 1941.1 regarding common area safety.

(Included as a pattern of negligence.)

**Date Problem or Service was fixed, if ever**

**Mediation**

Mediation is an optional process offered by the Rent Adjustment Program to assist parties in settling the issues related to their Rent Adjustment case as an alternative to the formal hearing process. The purpose of mediation is to find a mutual agreement that satisfies both parties. A trained third party will discuss the issues with both sides, look at relative strengths and weaknesses of each position, and consider both parties' needs in the situation. If a settlement is reached, the parties will sign a binding agreement and there will not be a formal hearing process. If no settlement is reached, the case will go to a formal hearing with a Rent Adjustment Hearing Officer, who will then issue a hearing decision.

Mediation will only be scheduled if both parties agree to mediate. Sign below if you want to request mediation for your case.

I/We agree to have my/our case mediated by a Rent Adjustment Program staff mediator. Yes



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Case: T25-0211  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### PROOF OF SERVICE

**PERSON(S) SERVED:**

Name	DOUG GUTIERREZ
Address	225 CLIFTON ST #111
City, State, Zip	OAKLAND, CA 94618

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

MAREN FOX

PRINTED NAME

SIGNATURE

3/2/2026

DATE SIGNED



City of Oakland Rent Adjustment Program  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612 | (510) 238-3721

Case: T25-0211  
Filed: 12-25-2025  
Address: 225 CLIFTON ST

### PROOF OF SERVICE

**PERSON(S) SERVED:**


Name	ZACHARY CHAN
Address	42 SCHOONER HILL
City, State, Zip	OAKLAND, CA 94618

Name	
Address	
City, State, Zip	

Name	
Address	
City, State, Zip	

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

MAREN FOX  
\_\_\_\_\_  
PRINTED NAME

  
\_\_\_\_\_  
SIGNATURE

3/2/2026  
\_\_\_\_\_  
DATE SIGNED

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Housing and Community Development Department  
Rent Adjustment Program

TEL (510) 238-3721  
FAX (510) 238-6181  
CA Relay Service 711

**DISMISSAL OF INCOMPLETE PETITION**

**CASE NAME:** Fox v. SG Investments Inc.  
**CASE NUMBER:** T25-0211  
**PROPERTY ADDRESS:** 225 Clifton Street, Unit 113, Oakland, California

The petitioner filed a *Tenant Petition* on December 25, 2025, however the petitioner submitted a *Proof of Service* for Case Number T25-0067 (E-Petition Number 18020). Case Number T25-0067 is closed.

A *Notice of Incomplete Petition* was served on the petitioner on February 2, 2026, and the petitioner was given 30 days to file a *Proof of Service* for the Tenant Petition T25-0211 (E-Petition Number 18284), and any supporting documents on the property owner. The petitioner was also given 30 days to provide a *Proof of Service* for the *Notice to Property Owner of Tenant Petition*.

On March 2, 2026, the Rent Adjustment Program received two single-page documents; each was titled Proof of Service. The documents included only the respondents' names and addresses, and petitioner's signature. However, neither document included information about what was served, when it was served, and how the documents were served.

As of March 4, 2026, 30 days after February 2, 2026, no valid *Proof of Service* was received for the *Notice of Incomplete Petition* for Case Number T25-0211.

Therefore, the petition is dismissed. The hearing scheduled for April 29, 2026, is hereby canceled.

//

//

Right to Appeal: **This decision is the final decision of the Rent Adjustment Program.** Any party may appeal this decision by filing a properly completed appeal using the form provided by the Rent Adjustment Program. The appeal must be received within twenty (20) calendar days after service of the decision. The date of service is shown on the attached Proof of Service. If the Rent Adjustment Office is closed on the last day to file, the appeal may be filed on the next business day.

Dated: March 5, 2026



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Susan Ma  
Hearing Officer  
Rent Adjustment Program

**PROOF OF SERVICE BY ELECTRONIC MAIL**

**Case Number: T25-0211**

I, the undersigned, state that I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612. My electronic service address is: [bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov).

**Today, I electronically served the attached documents:**

**Dismissal of Incomplete Petition**

I electronically served the document(s) listed above to:

Maren Fox [maren.fox@gmail.com](mailto:maren.fox@gmail.com); [marenfox@proton.me](mailto:marenfox@proton.me)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct, Executed on **March 5, 2026**.



Brittni Jackson  
Oakland Rent Adjustment Program

**From:** [Maren](#)  
**To:** [Jackson, Brittni](#)  
**Cc:** [maren.fox@gmail.com](mailto:maren.fox@gmail.com); [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com); [kelly.mele@fpimgt.com](mailto:kelly.mele@fpimgt.com); [kelly.watkinson@fpimgt.com](mailto:kelly.watkinson@fpimgt.com); [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com); [valerie.freitas@fpimgt.com](mailto:valerie.freitas@fpimgt.com); [zachary@lokainc.com](mailto:zachary@lokainc.com); [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com); [admin@vesta-assetmanagement.com](mailto:admin@vesta-assetmanagement.com)  
**Subject:** Re: RE: ACTION NEEDED: T25-0211 Fox v. SG Investments Inc. - Dismissal of Incomplete Petition  
**Date:** Friday, March 6, 2026 8:10:37 AM

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Dear Ms. Jackson,

Thank you for sending the March 5, 2026 Dismissal of Incomplete Petition for Case T25-0211.

I am writing to notify you of my intent to appeal this dismissal and to request clarification on the submission requirements.

On March 2, I personally delivered a complete packet to the on-site property manager, Doug Gutierrez, at 225 Clifton Street #111, and sent the same packet to Zachary Chan by certified mail. I uploaded two Proof of Service documents to the RAP portal reflecting those two service events. I was not aware that the complete packet itself needed to be uploaded to the portal in addition to the Proof of Services. I understood the Proof of Service to be the required document. I have PDF copies as well as scans of the full service packages delivered to each party and can upload those to the portal if that would help resolve this.

I intend to file a formal appeal within the 20-day window. Could you please direct me to the appeal form and confirm the correct submission process?

Thank you,  
Maren

Maren Fox-Galassi  
Unit 113, 225 Clifton Street  
Oakland, CA 94618  
[marenfox@proton.me](mailto:marenfox@proton.me)

----- Original Message -----

On Thursday, 03/05/26 at 16:33 Jackson, Brittni <[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)> wrote:

Dear Maren Fox,

Please find attached the Dismissal of Incomplete Petition for the above-referenced matter, issued today, March 5, 2026.

Best regards,

**000114**

**Brittini Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[bjackson@oaklandca.gov](mailto:bjackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

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**From:** Jackson, Brittini

**Sent:** Tuesday, March 3, 2026 8:04 AM

**To:** [marenfox@proton.me](mailto:marenfox@proton.me)

**Cc:** [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com); [kelly.mele@fpimgt.com](mailto:kelly.mele@fpimgt.com);

[kelly.watkinson@fpimgt.com](mailto:kelly.watkinson@fpimgt.com); [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com); [valerie.freitas@fpimgt.com](mailto:valerie.freitas@fpimgt.com);

[maren.fox@gmail.com](mailto:maren.fox@gmail.com); 'zachary@lokainc.com' <[zachary@lokainc.com](mailto:zachary@lokainc.com)>;

[zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com); [admin@vesta-assetmanagement.com](mailto:admin@vesta-assetmanagement.com)

**Subject:** FW: ACTION NEEDED: T25-0211 Fox v. SG Investments Inc. - Notice of Incomplete Tenant Petition

Dear Maren Fox,

Thank you for your email.

**000115**

Your documents have been received and saved into the case file. All materials submitted, including those uploaded through the RAP portal, have been forwarded to the assigned Hearing Officer for review.

Best regards,

**Brittni Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

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**From:** Maren <[marenfox@proton.me](mailto:marenfox@proton.me)>

**Sent:** Monday, March 2, 2026 5:09 PM

**To:** Jackson, Brittni <[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)>

**Cc:** [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com); [kelly.mele@fpimgt.com](mailto:kelly.mele@fpimgt.com);  
[kelly.watkinson@fpimgt.com](mailto:kelly.watkinson@fpimgt.com); [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com); [valerie.freitas@fpimgt.com](mailto:valerie.freitas@fpimgt.com);  
[maren.fox@gmail.com](mailto:maren.fox@gmail.com); [zachary@lokainc.com](mailto:zachary@lokainc.com); [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com);

**000116**

[admin@vesta-assetmanagement.com](mailto:admin@vesta-assetmanagement.com)

**Subject:** RE: ACTION NEEDED: T25-0211 Fox v. SG Investments Inc. - Notice of Incomplete Tenant Petition

You don't often get email from [marenfox@proton.me](mailto:marenfox@proton.me). [Learn why this is important](#)

**Case T25-0211 — Cure of Incomplete Filing (Fox-Galassi v. 225 Clifton LLC / Loka Properties)**

Dear Ms. Jackson,

I am writing in response to the Notice of Incomplete Tenant Petition I received regarding Case No. T25-0211 (Fox-Galassi v. 225 Clifton LLC / Loka Properties), dated February 2, 2026.

I have cured the filing as follows:

1. Notice to Property Owner — attached to the front page of the petition, as required.
2. Proof of Service — enclosed and uploaded to the Portal, confirming service on the property owner, Zachary Chan, and the current on-site manager for Vesta, Doug Gutierrez.

Please confirm receipt of this cure at your earliest convenience. Thank you for your assistance.

Sincerely,

Maren Fox-Galassi

Tenant, 225 Clifton Street, Unit 113

Oakland, CA 94618

On Monday, February 9th, 2026 at 10:30 AM, Jackson, Brittini <[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)> wrote:

Dear Maren Fox,

**000117**

Thank you for your email.

Answers to your questions:

Amendments to petitions are not permitted.

You may wish to follow up directly with your housing counselor; The RAP customer service portal is to provide appointments with Housing Counselors.

You can schedule an appointment with a Housing Counselor or Rent Registry staff through our online RAP Appointment Request Portal: <https://apps.oaklandca.gov/>

Appointments can also be made by:

Phone: (510) 238-3721, Monday through Thursday, 9:30 a.m. to 4:30 p.m.

Email: [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) — Please include your full name, phone number, property address, and a brief description of your issue.

In person: 250 Frank H. Ogawa Plaza, Suite 2340, Oakland, CA 94612 — Tuesdays and Thursdays, 10:00 a.m. to 2:00 p.m. (Walk-in and same-day appointments are not available.)

Please note that your statement regarding communications from the property owner's management company has been received and saved to the case file. We have also updated our records to reflect your preferred email address.

Please also note that the hearing has been rescheduled to Wednesday, April 29, 2026, at 10:00 a.m., to allow time to cure the Notice of Incomplete. All parties will receive an updated Amended Notice of Hearing and Zoom invitation by mail.

Best regards,

**Brittni Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[Bjackson@oaklandca.gov](mailto:Bjackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

**000119**

You don't often get email from [marenfox@proton.me](mailto:marenfox@proton.me). [Learn why this is important](#)

Dear Ms. Jackson,

Thank you for the notice regarding Case T25-0211. I understand that my petition is missing the Notice to Property Owner of Tenant Petition affixed to the front of the petition, and the Proof of Service.

I will complete service on the property owner and file the required documents within the 30-day window.

Two quick questions:

1. Is it possible to edit/update the T25-0211 Petition? Or would I have to file a new petition?
2. I would love for my housing counselor to get back to me. Any chance you can facilitate?

I also want to note for the record that on February 3, 2026 — one day after this notice was issued — the property owner's management company sent me a proposed settlement agreement for this case asking me to dismiss the petition in exchange for \$1,385.55 and a release of all claims. I have declined to sign that agreement. I intend to proceed with the petition.

Thank you for your guidance.

Sincerely,

Maren Fox  
[marenfox@proton.me](mailto:marenfox@proton.me)

(805) 886-8331

**Please note:** Going forward, my preferred email address

**000120**

is [marenfox@proton.me](mailto:marenfox@proton.me). Please update your records and direct all future correspondence regarding my tenancy to this address.

On Thursday, February 5th, 2026 at 4:38 PM, Maren  
<[maren.fox@gmail.com](mailto:maren.fox@gmail.com)> wrote:

On Mon, Feb 2, 2026 at 12:19 PM Jackson, Brittni  
<[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)> wrote:

Dear Maren Fox,

Please find attached the Notice of Incomplete  
Tenant Petition for the above-referenced  
matter, issued today, February 2, 2026.

Best regards,

**Brittni Jackson**

*Rent Adjustment Program Assistant*

City of Oakland

Department of Housing and Community Development

Rent Adjustment Program

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)

[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

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**From:** Maren <[marenfox@proton.me](mailto:marenfox@proton.me)>

**Sent:** Thursday, February 5, 2026 5:04 PM

**To:** Jackson, Brittni <[BJackson@oaklandca.gov](mailto:BJackson@oaklandca.gov)>

**000121**

**Cc:** [225clifton.info@fpimgt.com](mailto:225clifton.info@fpimgt.com); [kelly.mele@fpimgt.com](mailto:kelly.mele@fpimgt.com);  
[kelly.watkinson@fpimgt.com](mailto:kelly.watkinson@fpimgt.com); [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com);  
[valerie.freitas@fpimgt.com](mailto:valerie.freitas@fpimgt.com); [maren.fox@gmail.com](mailto:maren.fox@gmail.com);  
[zachary@lokainc.com](mailto:zachary@lokainc.com); [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com);  
[accounting@vesta-assetmanagement.com](mailto:accounting@vesta-assetmanagement.com); [admin@vesta-assetmanagement.com](mailto:admin@vesta-assetmanagement.com)

**Subject:** Re: ACTION NEEDED: T25-0211 Fox v. SG  
Investments Inc. - Notice of Incomplete Tenant Petition



**CITY OF OAKLAND**  
**RENT ADJUSTMENT PROGRAM**  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612-0243  
(510) 238-3721  
CA Relay Service 711  
[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

For Rent Adjustment Program date stamp.

**RECEIVED**

**MAR 24 2026**

OAKLAND RENT  
ADJUSTMENT PROGRAM

## APPEAL

<b>Appellant's Name</b> Maren Fox-Galassi	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant
<b>Property Address (Include Unit Number)</b> 225 Clifton Street, Unit 113, Oakland, CA 94618	
<b>Appellant's Mailing Address (For receipt of notices)</b> 225 Clifton Street, Unit 113, Oakland, CA 94618	<b>Case Number</b> T25-0211
	<b>Date of Decision appealed</b> March 5, 2026
<b>Name of Representative (if any)</b>	<b>Representative's Mailing Address (For notices)</b>

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
  - a)  The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations, or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, Regulation or prior Board decision(s) and describe how the description is inconsistent.)*
  - b)  The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
  - c)  The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
  - d)  The decision violates federal, state, or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
  - e)  The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

- f)  I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. (In your explanation, you must describe how you were denied the chance to defend your claims and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute.)
- g)  The decision denies the Owner a fair return on the Owner's investment. (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h)  Other. (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Supporting documents (in addition to this form) must *not* exceed 25 pages, and must be received by the Rent Adjustment Program, along with a proof of service on the opposing party, within 15 days of the filing of this document. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(4). Please number attached pages consecutively.

• You must serve a copy of your appeal on the opposing parties, or your appeal may be dismissed. •

I served a copy of: Notice of Appeal, T25-0211 (insert name of document served)

And Additional Documents

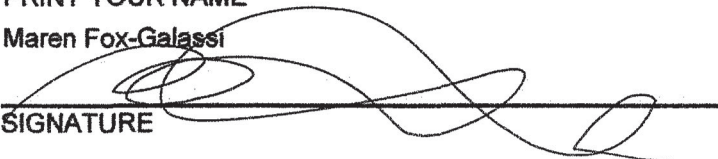
and (write number of attached pages) 4 attached pages (not counting the Appeal Form or the Proof of Service) to each opposing party, whose name(s) and address(es) are listed below, by one of the following means (check one):

- a. First-Class Mail. I enclosed the document(s) in a sealed envelope or package addressed to the person(s) listed below and at the address(es) below and deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- b. Personal Service. (1) By Hand Delivery: I personally delivered the document(s) to the person(s) at the address(es) listed below; or (2) I left the document(s) at the address(es) with some person not younger than 18 years of age.
- c. Electronic Service. I electronically sent the document(s) to the person(s) at the address(es) listed below who have previously given written consent to receiving notices and documents in this matter from the RAP and from the OTHER PARTY/IES electronically at the email address(es) they provided.

<b>Name</b>	Zachary Chan / SG Investments Inc.
<b>Address</b>	42 Schooner Hill
<b>City, State Zip</b>	Oakland, CA 94618
<b>Email Address</b>	zachary@lokainc.com; zachary@sginvestmentsinc.com
<b>Name</b>	DAVID GUTIERREZ
<b>Address</b>	225 CLIFTON #111
<b>City, State Zip</b>	OAKLAND, CA 94618

<b>Email Address</b>	
----------------------	--

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and the documents were served on 3/24/26 (insert date served).

MAREN FOX-GALASSI  
PRINT YOUR NAME  
Maren Fox-Galassi  
  
SIGNATURE

3.23.26  
DATE

**IMPORTANT INFORMATION:**

**This Appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.**

- Appeals filed late without good cause will be dismissed.
- You must provide all the information required, or your appeal cannot be processed and may be dismissed.
- **Any response to the appeal by the responding party must be received by the Rent Adjustment Program, along with a proof of service on appealing party, within 30 days of service of the service of the appeal if the party was personally served. If the responding party was served the appeal by mail, the party must file the response within 35 days of the date the appeal was mailed to them.**
- There is no form for the response, but the entire response is limited to 25 pages or less.
- The Board will not consider new claims. All claims, except jurisdictional issues, must have been made in the petition, response, or at the hearing.
- The Board will not consider new evidence at the appeal hearing without specific approval.
- You must sign and date this form or your appeal will not be processed.
- The case record is available to the Board, but sections of audio recordings that you want the Board to review must be pre-designated to Rent Adjustment Staff.

CITY OF OAKLAND RENT ADJUSTMENT PROGRAM  
HOUSING AND RESIDENTIAL RENT AND RELOCATION BOARD

Case No.: T25-0211

Property: 225 Clifton Street, Unit 113, Oakland, CA 94618

Appellant: Maren Fox-Galassi (Tenant)

Decision Appealed: Dismissal of Incomplete Petition, dated March 5, 2026

Hearing Officer: Susan Ma

APPELLANT'S STATEMENT OF GROUNDS FOR APPEAL

I. INTRODUCTION

Appellant Maren Fox-Galassi is a tenant at 225 Clifton Street, Unit 113, Oakland, California, and is the petitioner in RAP Case T25-0211. She appeals the March 5, 2026 Dismissal of Incomplete Petition on the grounds that (1) the dismissal is not supported by substantial evidence, (2) she was denied a sufficient opportunity to present her claims, and (3) there is good cause to excuse any procedural deficiency given the circumstances described herein.

Appellant respectfully requests that the Board reinstate her petition and reschedule the hearing.

II. BACKGROUND

This case arises from the landlord's material breach of a prior RAP settlement agreement. On July 31, 2025, a Decision Pursuant to Agreement of the Parties was issued in Case T25-0067, resolving Appellant's initial RAP petition. That decision imposed specific obligations on the property owner, including required repairs by September 23, 2025 and a prohibition on rent increases through August 2026. The landlord failed to complete the required repairs by the deadline and sent an illegal rent increase notice in January 2026, in direct violation of the settlement terms.

Appellant filed the current petition, T25-0211 (E-Petition Number 18284), on December 25, 2025. At the time of filing, Appellant had not yet served either party and had not submitted a Proof of Service for T25-0211.

On February 2, 2026, Appellant received a Notice of Incomplete Petition indicating that the filing was missing a valid Proof of Service for T25-0211 and the Notice to Property Owner of Tenant Petition. The notice provided a 30-day cure window.

On March 2, 2026 — within that window — Appellant personally delivered a complete service packet to on-site property manager Doug Gutierrez at 225 Clifton Street, and sent the same packet to property owner Zachary Chan by first-class mail. She then uploaded two Proof of Service documents to the RAP portal to reflect these two service events.

On March 5, 2026, the petition was dismissed on the grounds that the uploaded Proof of Service forms did not specify what was served, when it was served, and how it was served. Appellant was not notified that the uploaded forms were deficient before dismissal was issued. On March 3, 2026 — two days before the dismissal — RAP staff confirmed in writing that Appellant's

submitted documents had been received, saved to the case file, and forwarded to the assigned Hearing Officer for review.

### III. GROUND (e): THE DECISION IS NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

The dismissal is not supported by substantial evidence because the underlying service was completed. The Hearing Officer's decision acknowledges that Appellant submitted two Proof of Service documents on March 2, 2026, within the cure period. The dismissal rests entirely on the form of those documents, not on whether actual service occurred.

Appellant did serve both parties on March 2, 2026. She delivered a complete packet to the on-site property manager in person and mailed the same packet to the property owner. Both parties received the documents. The substantive purpose of the service requirement — ensuring the opposing parties have notice of the petition — was fulfilled.

The deficiency in the uploaded Proof of Service forms was a partial upload: each form consisted of only the signature and persons-served page, without the accompanying declaration page specifying what was served, when, and by what method. The RAP portal accepted both uploads without flagging that a required page was missing. Appellant had no indication that the submission was incomplete until the dismissal was issued.

Dismissal of a petition where actual service occurred, the cure was timely, and the only deficiency was a missing declaration page that the portal accepted without warning is not supported by substantial evidence of a failure to cure.

### IV. GROUND (f): APPELLANT WAS DENIED A SUFFICIENT OPPORTUNITY TO PRESENT HER CLAIMS

Appellant is an unrepresented, low-income tenant. RAP's housing counseling program is the primary support available to tenants in her position. However, that support is structured to be available only during the pre-filing stage — once a petition is filed and is in active proceedings, counselors are no longer available to advise the petitioner. This means that for any procedural question that arises after filing — including questions about how to correctly complete a Proof of Service during a cure period — there is effectively no accessible guidance mechanism for an unrepresented tenant.

Appellant attempted to access RAP's counseling resources repeatedly beginning in October 2024. The RAP telephone line was difficult to reach throughout this period; Appellant was often unable to leave messages and did not receive callbacks. Appellant's documented attempts to reach a housing counselor include multiple emails to RAP@oaklandca.gov, appointment requests submitted through the RAP online portal, and follow-up correspondence. When Appellant did connect with her assigned housing counselor during the pre-filing stage of the prior petition, her procedural questions were consistently redirected with advice to seek outside legal counsel rather than answered directly.

By the time T25-0211 was filed and the cure period arose, Appellant was past the window in which counselor guidance would have been available. She had no accessible way to ask — and receive an answer to — the specific question of what declaration language was required on the

Proof of Service, or that both pages of the form needed to be uploaded. She completed the submission as best she understood it, having served both parties in good faith and on time.

The procedural deficiency that caused this dismissal arose in the gap between what RAP's support infrastructure can provide to unrepresented tenants and what those tenants are required to produce. Appellant was denied a sufficient opportunity to present her claims not through any bad faith on her part, but because the guidance she needed was inaccessible at the moment she needed it.

#### V. GROUND (h): OTHER — GOOD CAUSE EXISTS TO REINSTATE THE PETITION

Even if the Board finds that the cure submission was technically deficient, good cause exists to excuse that deficiency and reinstate the petition.

Good cause factors present here include:

- Appellant is an unrepresented, low-income tenant navigating a complex administrative process without legal assistance.
- Appellant has a diagnosis of fibromyalgia, a condition causing documented cognitive impairment, fatigue, and difficulty with sustained complex tasks. She is currently undergoing evaluation for related conditions. These health circumstances directly affected her ability to navigate the procedural requirements of this case.
- Appellant made documented, good-faith efforts to obtain procedural guidance from RAP and was unable to access real-time assistance during the cure process.
- RAP's housing counselor support is available only pre-filing. The procedural question at issue — what is required on the Proof of Service and how to upload it correctly — arose during the cure period, after that window had closed.
- The RAP portal accepted Appellant's partial uploads without any error message or warning that required content was missing. There was no system-level indication that the submission was deficient.
- RAP staff confirmed on March 3, 2026 that Appellant's documents had been received and forwarded to the Hearing Officer. Appellant had no reason to believe anything was wrong before the dismissal arrived two days later.
- The underlying service was completed timely and in good faith. Both parties received the service packet. The deficiency was in the declaration page only, not in whether service occurred.
- Appellant was not notified that the uploaded forms were deficient and was not given the opportunity to correct them before dismissal was issued.

#### VI. THE STAKES OF DISMISSAL

Appellant's petition documents a pattern of serious landlord misconduct spanning multiple years: habitability violations, failed relocation, a missed settlement repair deadline, and an illegal rent increase issued in direct violation of a binding RAP settlement agreement. She has substantial evidence — photographs, written communications, sound and video recordings, financial

records, witnesses, and a documented timeline — that has never been presented to a hearing officer.

This evidence was gathered at significant personal cost during an extraordinarily difficult period in Appellant's life. She experienced the conditions described in this petition while simultaneously managing serious health issues, unemployment, a divorce, and the absence of legal representation. The harm she experienced was real. The landlord's obligations under both the RAP Ordinance and the prior settlement agreement were real. She deserves the opportunity to have those claims heard on the merits.

Dismissal on a technical form deficiency — where actual service was completed, the cure was timely, the portal gave no warning, and RAP staff confirmed receipt before the dismissal issued — would deny Appellant access to a process the Rent Adjustment Ordinance was designed to provide. It would also allow a landlord who has repeatedly failed to meet his legal obligations to avoid accountability on procedural grounds.

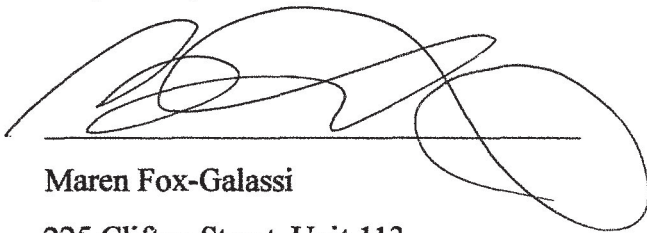
### VII. RELIEF REQUESTED

Appellant respectfully requests that the Board:

- Reverse the March 5, 2026 Dismissal of Incomplete Petition;
- Reinstate Case T25-0211; and
- Schedule a new hearing date at the earliest available opportunity.

Alternatively, if the Board determines that a compliant Proof of Service is still required, Appellant requests the opportunity to submit corrected forms rather than dismissal with prejudice.

Respectfully submitted,



Maren Fox-Galassi

225 Clifton Street, Unit 113

Oakland, CA 94618

marenfox@proton.me

(805) 886-8331

Date: 3.27.26



Housing and Community Development Department  
Rent Adjustment Program  
250 Frank Ogawa Plaza, Suite 5313  
Oakland, CA 94612-2034

TEL (510) 238-3721  
FAX (510) 238-6181  
TDD (510) 238-3254

### NOTICE OF APPEAL HEARING

**Case Number:** T25-0211  
**Case Title:** Fox v. SG Investments Inc.  
**Property Address:** 225 Clifton St. Oakland, CA 94618

#### THE HEARING ON THIS APPEAL WILL BE HELD:

**Date:** April 23, 2026  
**Time:** 6:00 p.m. or as soon thereafter as the matter may be heard.  
**Place:** Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland, CA 94612

#### **Important Information**

The Staff decision (Administrative or Hearing Decision) is suspended until a final decision is issued by the appeal body (Rent Board, appeal panel, or appeal officer). The decision of the appeal body is the final decision in the administrative process of the City of Oakland. There is no appeal of the appeal body to the City Council.

**You may appear in person or remotely via Zoom. If you do not appear, the Board may decide the appeal on the record pursuant to Regulation 8.22.120.I.**

A request for a change in the date or time of the appeal hearing must be made in writing. A form for requesting a postponement is available from the Rent Adjustment Program. A continuance will be granted only for good cause. See Regulation 8.22.120.C. A second request for continuance will be granted only under exceptional circumstances. If the appealing party does not appear at the appeal hearing and no continuance was granted before the meeting, the appeal body may decide the appeal on the record, i.e. papers already submitted.

The Board will not hear oral testimony at the appeal hearing. Each party will have a total of 6 minutes to present argument in favor of or in opposition to the appeal. This time includes opening argument and any rebuttal or response to the other party. However, the appeal body may increase or reduce the time, and/or specifically divide the time, such as 3 minutes each for opening argument and rebuttal. The appealing party presents their argument first. Any party may be assisted by an attorney or any other person designated by the party. You will be notified of the appeal body's action on the appeal.

Appeal hearings are public. The Rent Adjustment Program makes an audio recording of the appeal hearings. Any party may also bring a court reporter to record the proceedings at their own expense.

### **Accessibility**

Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment Program (RAP) staff can be contacted via email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en Español, Cantones, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) o llame al (510) 238-3721 o 711 por lo menos cinco días hábiles antes de la reunión.

需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) 或致電 (510) 238-3721 或 711 California relay service.

### **Service Animals/Emotional Support Animals**

The City of Oakland's Rent Adjustment Program is committed to providing full access to qualified persons with disabilities who use service animals or emotional support animals.

If your service animal lacks visual evidence that it is a service animal (presence of an apparel item, apparatus, etc.), then please be prepared to reasonably establish that the animal does, in fact, perform a function or task that you cannot otherwise perform.

If you will be accompanied by an emotional support animal, then you must provide documentation on letterhead from a licensed mental health professional, not more than one year old, stating that you have a mental health-related disability, that having the animal accompany you is necessary to your mental health or treatment, and that you are under his or her professional care.

Service animals and emotional support animals must be trained to behave properly in public. An animal that behaves in an unreasonably disruptive or aggressive manner (barks, growls, bites, jumps, urinates, or defecates, etc.) will be removed.

**PROOF OF SERVICE BY ELECTRONIC MAIL**

**Case Number: T25-0211**

I, the undersigned, state that I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California.

My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612. My electronic service address is: [NWebb@oaklandca.gov](mailto:NWebb@oaklandca.gov).

**Today, I electronically served the attached documents:**

**Notice of Appeal Hearing**

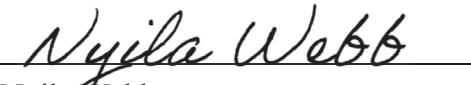
I electronically served the document(s) listed above to:

**Zachary Chan:** [zachary@sginvestmentsinc.com](mailto:zachary@sginvestmentsinc.com)

**Leady Castillo:** [leady.castillo@fpimgt.com](mailto:leady.castillo@fpimgt.com)

**Maren Fox:** [maren.fox@gmail.com](mailto:maren.fox@gmail.com); [marenfox@proton.me](mailto:marenfox@proton.me)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **April 2, 2026**.

  
\_\_\_\_\_  
Nyila Webb  
Oakland Rent Adjustment Program

**000132**