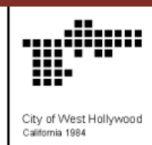


THE WEHO RECORD

RENT STABILIZATION COMMISSION RECORD

Evidence Listed, Application Denied

This is a different tenant, landlord, property, and factual dispute. It is included because the public record shows a hearing decision stating that the evidence was insufficient, followed by an appeal identifying City Code Compliance records, HACLA and County Health records, Sheriff reports, video, a flash drive, and a tenant chronology. Addresses and unnecessary personal details are omitted.



Rent Stabilization Division
8300 Santa Monica Blvd.
West Hollywood, CA 90069
(323) 848-6450 (p) (323) 848-6567 (f)

DECISION OF HEARING EXAMINER

A HEARING WAS HELD ON July 28, 2025, AND THE FOLLOWING DECISION HAS BEEN MADE:

The rent decrease application is hereby **denied**. The evidence was not sufficient to establish that the refrigerator was malfunctioning.

Next Steps:

There are two options if you wish to respond to this Decision:

1. Compliance Determination (LANDLORD/LANDLORD'S AGENT ONLY):

If the decision includes a rent reduction based on issues that can be corrected (such as maintenance or repairs), you may submit documentation to the Rent Stabilization Division once the required work has been completed. The department will review your submission and determine if the conditions have been corrected. If compliance is confirmed, the Maximum Allowable Rent will be restored. All parties will be notified of the department's decision regarding the Maximum Allowable Rent. A Compliance Determination is not necessary for decisions that do not cite a rent reduction.

How to request a Compliance Determination:

- Complete the necessary work as outlined in the decision.
- Submit evidence of the completed work to the department using the approved Department form ("Compliance Determination Request") and file with the Rent Stabilization Division.
- The department will notify you and the tenant of any changes in the Maximum Allowable Rent after the review.

2. Appeal to the Rent Stabilization Commission

If you believe there are legal grounds to dispute the decision, you have the option to appeal. The appeal process involves submitting an appeal form to the Rent Stabilization Division. Please note that during the appeal process, any rent reduction related to the appeal will be stayed (put on hold) until a final decision is made by the Commission.

You may also seek judicial review of any final decision of the Commission.

APPEAL - SUPPORTING RECORDS IDENTIFIED BY THE TENANT

Supporting Documents of Evidence of Broken Refrigerator already provided at the hearing (the below are actual physical documents referenced verbally in the hearing)

- 1) **7/10/25 WeHo Code Compliance email** noting to move the broken down refrigerator out of the unit, since it contributes to calling more roaches and rodents into the unit. Referencing a broken down mold infested refrigerator is something that Code Compliance was able to do through inspections (**see inspection report included here too**) by all three code inspectors, Andy Torres, Joe Torres and Kevin all three inspectors from code compliance attested to in writing Andy Torres and Joe Torres and Kevin
- 2) **June 2005 A HACLA inspection report**, second line to the last denotes a failing refrigerator
- 3) **June 3, 2025 LA County Health Department notice to GG** to fix broken down refrigerator due to mold, this remained an open case the day that I moved out since George never met their deadlines, the locator number on there can be given to LA Health Department for inspector reports that further corroborate a moldy malfunctioning refrigerator.
- 4) **April and June reports when Sheriff was called to report GG entering unit without proper notice**, issue related to refrigerator. Sheriff noted the broken refrigerator
- 5) **A tenant video compilation May 2024 to August 2025** that shows the condensation improper conditions inside the refrigerator, the food that would constantly go spoiled, the new refrigerator that was purchased and that had to be returned because of the lack of attention to removing the refrigerator. Here is the youtube link to the private video, <https://www.youtube.com/watch?v=gZp5ZhwViO8> but I am also submitting a flash drive.
- 6) **A tenant timeline of key dates**
- 7) **A Rent or quit notice from GG demanding on time rent**, my portion was two days late since I had to miss work due to being sick from malnourishment, GI problems

RECOMMENDATION: Staff recommends the Commission affirm the Hearing Examiner's Decision as to Application No. D-5049.

9. **NEW BUSINESS:** None.

10. **ITEMS FROM STAFF**

11. **PUBLIC COMMENT**

12. **ITEMS FROM COMMISSIONERS**

13. **ADJOURNMENT:** The next meeting of the Rent Stabilization Commission will be held on Thursday, February 12, 2026, at 7:00 PM in West Hollywood Park Public Meeting Room – Council Chambers.