Memorandum

DATE: November 19, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Rent Board Legal Staff

SUBJECT: Case No. T-6151 (2340 Hilgard Ave., Unit F)

Case Summary and Legal Recommendation

Both Tenant Appellant ("Tenant") and Landlord Appellant ("Landlord") appeal a hearing decision granting in part and denying in part Tenant's Petition for Individual Rent Adjustment ("petition") concerning the rental unit located at 2340 Hilgard Avenue, Unit F, Berkeley, California ("premises").

The Hearing Examiner denied Tenant's claims concerning neglected maintenance of the exterior and common areas of 2340 Hilgard Avenue ("property") but granted Tenant's claim concerning interference with her assigned parking space and awarded a 5% rent ceiling reduction from December 16, 2023 through April 30, 2026.

Both parties appeal and challenge the hearing examiner's decision. Accordingly, both parties are at once appellant and respondent.

Tenant challenges several aspects of the Decision, including the Hearing Examiner's handling of witnesses and evidence, his factual and credibility determinations, the denial of Tenant's maintenance claims, the amount of the parking reduction, and the termination of the parking reduction as of April 30, 2026.

Landlord appeals the award for the parking space, arguing that parking was not included in Tenant's written lease and therefore was not a regulated housing service.

Upon review of the entire record, Staff recommend denying Landlord's appeal and denying Tenant's appeal except as to the duration of the 5% rent ceiling reduction for the impaired parking service.

Tenant Appellant/Respondent: Lauren Shpil
Landlord Appellant/Respondent: Jill Wallach (for CollabHome CA)