CURTIS F. DOWLING (SBN 188091) **DOWLING & MARQUEZ, LLP** 2 625 Market Street, 4th Floor San Francisco, California 94105 3 Tel: (415) 977-0444 Fax: (415) 977-0156 4 APR 2-2021 E-mail: curtis@dowlingmarquez.com 5 Attorneys for Real-Party-in-Interest 6 SF MULTIFAMILY 1, LLC, a California Limited Liability Company 7 8 SUPERIOR COURT OF THE STATE OF CALIFORNIA 9 COUNTY OF SAN FRANCISCO 10 UNLIMITED CIVIL JURISDICTION 11 Case No.: CPF-19-516926 MIGUEL CORRAL, et al., 12 [PROPOSED] ORDER DENYING 13 Petitioners, TITIONERS' MOTION FOR A WRIT 14 OF ADMINISTRATIVE MANDAMUS vs. SAN FRANCISCO RESIDENTIAL RENT 15 STABILIZATION AND ARBITRATION 16 BOARD, et al., 17 Respondents. 18 SF MULTIFAMILY 1, LLC, SEE EXHIBIT "A" RE COMPLIANCE WITH CRC 3.1312 19 Real-Party-in-Interest 20 21 Petitioners' motion for a writ of administrative mandamus, set to be heard on 22 March 17, 2021 at 9:30 a.m. in department 501 of the above-entitled court, was tentatively ruled 23 upon by the Honorable Ronald E. Quidachay on March 16, 2021. There was no contest to the 24 25 court's tentative ruling. The court having considered the motion, and the opposition thereto, and 26 good cause appearing therefor; 27 IT IS HEREBY ORDERED: 28

Corral v. San Francisco Residential Rent Stabilization and Arbitration Board, et al., Unlimited Jurisdiction case #CPF-19-516926

ORDER DENYING PETITIONERS' MOTION FOR A WRIT OF ADMINISTRATIVE MANDAMUS

1	1. Petitioners' motion is <u>DENIED</u> . Moving parties failed to show that the
2	ALJ/agency improperly applied the "reasonable reliance" standard existing at the time of the
3	ALJ's decision or that, based on the evidence before the ALJ, no reasonable person could reach
5	the conclusion that the real party in interest reasonably relied on the pass through provisions.
. 6	Dated: 9/2, 2021 (Marlo Hurner Hon, Ronald E. Quidachay
7	Judge of the Superior Court
8	CHARLES F. HAINES
9	Approved as to form:
10	March, 2021
11	CHARLES E HAINES
12	CHARLES F. HAINES The Honorablesigning this By: Melissa Griffin, Esq. document on behalf of the Judge who heard the cause
13	By: Melissa Griffin, Esq. document on behalf of the Judge who heard the cause Attorney for Petitioners
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March 31, 2021

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Honorable Ronald E. Quidachay Judge of the Superior Court County of San Francisco 400 McAllister Street, Room 501 San Francisco, California 94102

> Re: Corral v. City & County of San Francisco, et al., San Francisco County Superior Court, Unlimited Jurisdiction, case #CPF-19-516926

Hearing: March 17, 2021 at 9:30 a.m.

Dear Judge Quidachay:

Please find enclosed a proposed order denying petitioners' motion for a writ of administrative mandamus (and a copy). The court's tentative ruling is set forth in the proposed order.

I sent the proposed order to petitioners' counsel via e-mail on March 25, 2021, requesting that it be approved as to form. The identical proposed order enclosed herein was attached to that e-mail. I enclose a copy of that e-mail for the court's reference. I have not received a response to the e-mail.

If the proposed order meets with the court's approval, I would respectfully request that the court execute the order. If the court's clerk could file the order and return a file-endorsed copy to me in the self-addressed, stamped envelope enclosed herein, that would be greatly appreciated.

If you have any questions or concerns, please do not hesitate to have your clerk contact me. Thank you for your attention to this matter

Respectfully sulmitted.

Curtis F. Dowling

enc: as stated

cc: Wayne K. Snodgrass, Esq. (via e-mail w/encl.) Melissa Griffin, Esq. (via e-mail w/encl)

APR 1 - 2021