

**Resolution No. RRB23-001**

**Resolution of the Ventura County Mobile Home Park Rent Review Board  
Regarding Casitas Springs Mobile Home Park Service Reduction Petition  
(Case No. MH22-0017)**

WHEREAS, a service reduction petition (“Petition”) requesting a reduction in rent was filed with the County of Ventura pursuant to the Ventura County Mobile Home Park Rent Control Ordinance (“Rent Control Ordinance”) by 21 tenants (“petitioners”) occupying a total of 19 spaces of the Casitas Springs Mobile Home Park located at 8951 Nye Road, Ventura, CA 93001, which is owned and operated by Benjamin Garcia (“owner”);

WHEREAS, the Petition is based on the following alleged reductions in housing service:

- 1) Power outages, surges, and unsafe electrical connections;
- 2) Sewage backups occur both inside and outside homes;
- 3) Inoperable/insufficient laundry facilities and the homeowners are not allowed to have washing machines in their homes;
- 4) Lack of trimming or maintenance of trees, resulting in cracked and raised pavement;
- 5) Power meters are not being calibrated or replaced as needed;
- 6) The manager/owner does not post or distribute notices or information required by the Mobile Home Residency Law;
- 7) It is impossible to contact the owner of the park;
- 8) The park’s owner failed to respond to two certified written requests for a meeting to discuss the park homeowners’ concerns; and
- 9) The owner did not respond to two certified written requests for park ownership information.

WHEREAS, the Ventura County Mobile Home Park Rent Review Board (“Board”) held a legally noticed public hearing to consider the Petition on May 24, 2023, at the Hall of Administration, County of Ventura, and the notice of hearing and staff report for this matter were timely and separately mailed to the park owner, Benjamin Garcia, and to the petitioners’ representative, Glen Berry;

WHEREAS, the park and its owner (and any park operators, managers, and agents) are subject to the jurisdiction, ordinances, rules, resolutions, orders, and regulations of the County of Ventura and this Board with respect to rents at the park;

WHEREAS, at the time and place of the noticed hearing, evidence was presented, witnesses were heard, and deliberations were conducted by this Board in accordance with Section 81005(f) of the Rent Control Ordinance, and this Board's Resolution No. RRB16-001, which govern the process and procedures for service reduction petitions;

County of Ventura  
May 24, 2023  
Mobile Home Park Rent Review Board Meeting  
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WHEREAS, the Board considered all oral and written testimony from County staff, petitioners, the owner and the public regarding the Petition;

WHEREAS, the Board determined, on the basis of the entire record and as set forth in the staff report, that the following specifically enumerated significant housing services were, and continue to be, permanently reduced or disrupted for an unreasonable length of time without a corresponding reduction in the dollar amount of the space rent, as set forth in the Rent Control Ordinance and Resolution No. RRB16-001: Casitas Springs Mobile Home Park has lacked fully functioning and adequate laundry facilities since January 1, 2022 and, as of the date of this hearing, these housing services continue to be reduced and have not been fully restored; and,

WHEREAS, the Board determined, on the basis of the entire record and as set forth in the staff report, that the following dollar amounts correspond to the lack of fully functioning and adequate laundry facilities at the Casitas Springs Mobile Home Park for the 17-month period from January 1, 2022 to May 31, 2023 (collectively, "Rent Refund Amounts"):

- a. January 1, 2022, to November 30, 2022 (when one of three original washers was operable):
  - $\$9.06 \times 11 \text{ months} = \$99.66$
  - $\$99.66 \times 1/3 = \$33.22$  (proportionate park owner credit to account for the one functioning washer during this period)
  - $\$99.66 - \$33.22 = \$66.44$
  
- b. December 1, 2022, to May 31, 2023 (when two washers were operable):
  - $\$9.06 \times 6 \text{ months} = \$54.36$
  - $\$54.36 \times 2/3 = \$36.24$  (proportionate park owner credit to account for the two functioning washers during this time period)
  - $\$54.36 - \$36.24 = \$18.12$
  
- c. Total Rent Refund Amount per space/household<sup>1</sup>, assuming tenancy throughout the entire 17-month period from January 1, 2022, to May 31, 2023, shall be \$84.56; otherwise, the total Rent Refund Amount shall be prorated based on the actual dates of tenancy using the dollar amounts set forth above;

WHEREAS, the Board determined, on the basis of the entire record and as set forth in the staff report, that the following dollar amount corresponds to the lack of fully

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<sup>1</sup> For purposes of this resolution, "household" means all persons who are living together in the same mobile dwelling unit; all persons occupying the same space in the mobile home park shall be considered one household.

functioning and adequate laundry facilities at the Casitas Springs Mobile Home Park that continues to exist at the park and that all future rents shall be reduced by this amount ("Rent Reduction Amount") until adequate laundry facilities are fully restored (e.g., three functioning washers provided):

- a. Rent Reduction Amount to be applied monthly commencing on June 1, 2023, until adequate laundry facilities are fully restored:  
  
     $-\$9.06 \times 1 \text{ month} = \$9.06$   
     $-\$9.06 \times 2/3 = \$6.04$  (proportionate park owner credit to account for the two functioning washers)  
     $-\$9.06 - 6.04 = \$3.02$
- b. Future monthly rents to be reduced by \$3.02 until adequate laundry facilities are fully restored.

WHEREAS, the Board determined, on the basis of the entire record and as set forth in the staff report, that the Planning Division incurred in excess of \$11,866.64 in enforcement costs to process the Petition to date;

NOW, THEREFORE, it is hereby ORDERED and RESOLVED by this Board that the owner of the Casitas Mobile Home Park shall:

- a. Reduce future monthly rents by \$3.02 for each space/household in the park as set forth above, until adequate laundry facilities are fully restored (e.g., three fully functioning washers provided) in which case the owner shall (1) notify the Planning Division in writing of the date in which laundry facilities have been fully restored and (2) provide evidence acceptable to the Planning Division that the facilities have been fully restored;
- b. Within 30 days of this hearing date, issue refunds to each space/household in the park according to their dates of tenancy for the 17-month period of reduced laundry facilities from January 1, 2022 until May 31, 2023, as set forth above;
- c. Within 45 days of this hearing date, notify the Planning Division in writing which spaces/households were refunded (including specific names and space numbers), their dates of tenancy, and their corresponding refund amounts;
- d. Within 45 days of this hearing date, notify the Planning Division in writing of the Reduced Rent Amount applied to each space/household (including specific names and space numbers), their dates of tenancy, and their corresponding space rent amounts;

- e. Within 30 days of this hearing date, pay the County \$11,866.64 for the Planning Division's enforcement costs incurred in processing this Petition to date; and
- f. Pay the County all Planning Division staff costs subsequently incurred on post-hearing matters that will be billed to the park owner by separate invoice(s).

NOW, THEREFORE, it is further ORDERED and RESOLVED by this Board that the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Passed and adopted this 24th day of May 2023, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
 Richard Francis  
 Chair, Ventura County Mobile Home Park  
 Rent Review Board

Attest: \_\_\_\_\_  
 Dillan Murray  
 RRB Staff Administrator

\_\_\_\_\_  
 Date