

## **CONFIDENTIAL & PROTECTED RECORD**

**SUBJECT: EVIDENCE OF LIFE-SAFETY VIOLATIONS &  
ADMINISTRATIVE FRAUD**

**CASE REFERENCE: ZP#2024-0162 (2421/2425 DURANT AVE)**

**ATTENTION PUBLIC RECORDS OFFICER / HOUSING ACCOUNTABILITY UNIT:**

This document contains sensitive tenant information, including evidence of ongoing harassment, physical injury, and safety emergencies.

**MANDATORY REDACTION REQUEST:**

Pursuant to the **Berkeley Tenant Protection Ordinance** and **CA Gov. Code § 7922.525**, the sender formally requests that all personal identifiers (name, phone number, and email) be **REDACTED** from any public-facing version of this record.

The unauthorized disclosure of the whistleblower's identity poses a significant risk of further **Retaliation (CIV § 1942.5)** and **Hostile Environment Harassment (2 CCR § 12120)**. This cover sheet serves as actual notice of the sensitive nature of the attached exhibit.



NOTICE OF PUBLIC HEARING-BERKELEY CITY COUNCIL  
BERKELEY UNIFIED SCHOOL DISTRICT BOARD ROOM, 1231 ADDISON STREET  
PUBLIC PARTICIPATION BY REMOTE VIDEO OR IN-PERSON  
ZAB APPEAL: ZP2024-0162, 2425 DURANT AVENUE

Notice is hereby given by the City Council of the City of Berkeley that on **Monday, February 23, 2026 at 6:00 P.M.** a public hearing will be conducted to consider an appeal against a decision by the Zoning Adjustments Board approving Use Permit **ZP#2024-0162 to demolish three existing two-story residential buildings, including 19 rent-controlled dwelling units, and construct a 20-story (208 feet), approximately 148,940-square-foot residential building containing 169 dwelling units, including 6 Extremely Low-Income (ELI), 7 Very Low-Income (VLI), 6 Low-Income (LI), and 13 Moderate Income (MI) units, on a 9,750-square-foot lot.**

The hearing will be held on February 23, 2026 at the Berkeley Unified School District Board Room located at 1231 Addison Street, Berkeley CA 94702. A copy of the agenda material for this hearing will be available on the City's website at [www.Berkeleyca.gov](http://www.Berkeleyca.gov) as of February 11, 2026.

Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.

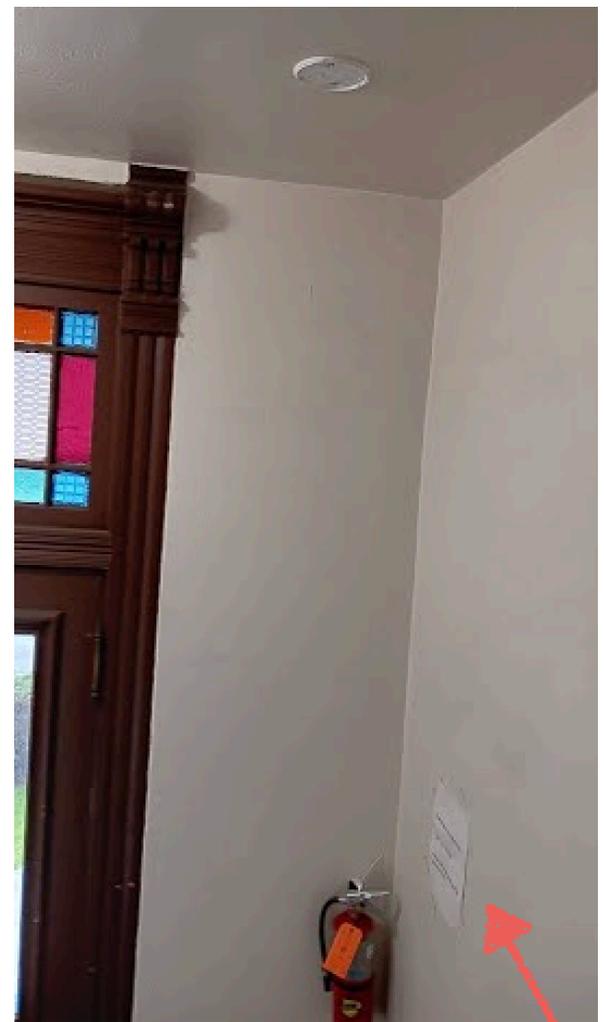
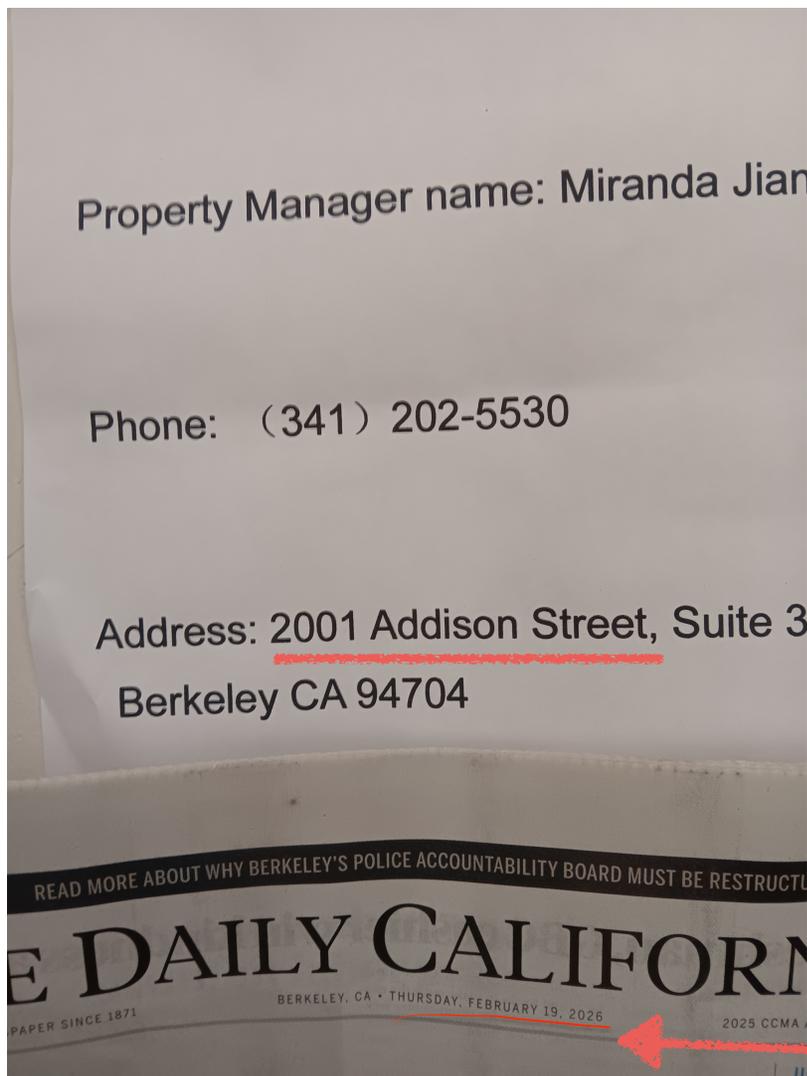
For further information, please contact Nilu Karimzadegan, Senior Planner at (510) 981-7430. Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to [council@berkeleyca.gov](mailto:council@berkeleyca.gov) in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

**NOTICE CONCERNING YOUR LEGAL RIGHTS:** If you object to a decision by the City Council to approve or deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project. If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.

**PLEASE NOTE:** Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note that certain information are not required, but if included in

## Exhibit 1: Official City Public Hearing Notice (19 Units)

Evidence of **Material Fraud and Regulatory Evasion**. This official City notice of **ZP#2024-0162** confirms the **19-unit** count used for Density Bonus calculations. It stands in direct contradiction to the Applicant's verbal and written claims to tenants that the building contains only 15 units.



## **Exhibit 2: Current Signage at 2421/2425 Durant Ave For Remote Management Contact Info ( as of Feb 23, 2026 with Newspaper of Feb 19, 2026)**

Evidence of **Ongoing Criminal Non-Compliance (HSC § 17995)**. Current signage displays only a remote "Call-Center" text only contact. Despite the 19-unit count, the Applicant continues to defy the **25 CCR § 42** mandate for a resident **on-site** manager. a **misdemeanor** and **consumer fraud**.

Qian Wang \_\_ Landlord  
mobile • (908) 577-9008

request about 2 and half hours ago, but to avail. Please advise!

long text message to (341)202-5530

Aug 3, 2024

Qian Wang \_\_ Landlord  
mobile • (908) 577-9008



➤ **Outgoing call** 2 sec  
Sun, Aug 4, 2024, 3:09 PM

Dear Mr.Wang,

With power, it comes responsibility. It's NOT right to offload the communication thus operational cost to tenants. And the law requires a reachable. property manager for all your rental property!

Please forgive me being so upset and blunt.

I almost got poisoned by gas and killed too with the oven hitting my head.

---

Bonnie Zhu, ES  
2421 Durant  
577-9008

Aug 4, 2024

Qian Wang \_\_ Landlord  
mobile • (908) 577-9008



✔ **Incoming call** 7 min 56 sec  
Sun, Aug 4, 2024, 5:24 PM

I always appreciate your vision and empathy.

The devil is in the details.

And please exercise some empathy for me (again ), as far as gas / CO / CO2 positioning goes.

Thanks.

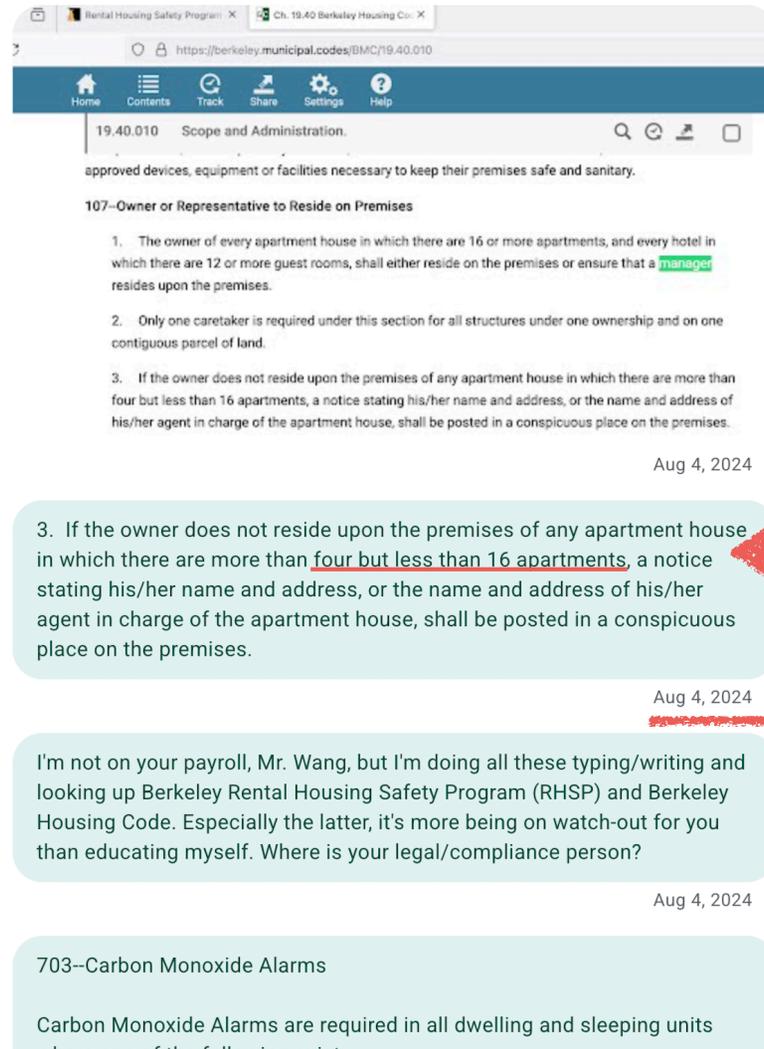
M  
Aug 4, 2024

Q Can I call you later?  
Qian Wang \_\_ Landlord • Aug 4, 2024

Okay.i'm still roaming around outdoor -- still gas in the unit.

## Exhibit 3: Text Record: Emergency Demand for Management After Gas Leak and Stove Injury Caused by Their Faulty Supply (Aug 4, 2024)

Documentation of **Life-Safety Vacuum**. Immediately following the gas leak and stove injury caused by faulty supply from the management, the tenant formally demanded the Applicant for access to on-site manager. Then the **tenant cited laws** during the **phone call** conversation.



## Exhibit 4: Text Record ( Aug 4, 2024): The "15-Unit" Lie & Statutory Deception

Proof of **Scienter and Consumer Fraud**. The Applicant explicitly misrepresented the unit count as "15" during the **phone** conversation to **suppress** the tenant's knowledge of the **16-unit onsite manager mandate**. Then she sent the screenshot of **legal requirements for public display** of contact info, given the **claimed unit count 15** and there's no display, and for Carbon Monoxide Alarms, given their 5 year absence . This deception allowed the Applicant to pocket the salary of a mandated employee while endangering 19 households.



Doug ~~Andres~~  
nobile • (925) 888-6987



Jun 4, 2023

No worries! So the guy said he was there 2 days ago to do the yard work. Additionally, he only has an allotted amount of hours he can dedicate to cleaning / yard work ~~due to what mgmt is willing to pay~~, so I guess he can only go there once a month for both yard & inside cleaning. As for someone in my role, I don't know if there is anyone. Collab was lucky when I was helping a lot as I was willing to provide my personal number and dedicate all my free time to helping out, but there is no one else that has filled my spot and I'm not sure if there will be someone. Your best bet is to text the company phone number when / if you have concerns or submit a ticket through the portal and someone will reply eventually.

D

Thank you for the kind wishes! Hope all is well with you too!

Doug ~~Andres~~ • Jun 4, 2023

Yeah, Collab was lucky to have you! And I'm sure many of us who have interacted with you appreciate you a great deal :-), regardless whether

## Exhibit 6: Text Record: Confirmation of Financial Neglect and Statutory Safety Violations

**Proof of Unjust Enrichment.** The previous on-site manager confirmed the onsite management position remained vacant because they refused to pay a proper wage for the workload, choosing to illegally retain those funds rather than comply with **25 CCR § 42**.



Hi Bonnie, we received a letter (Berkeley Rental Housing Safety Program has scheduled an inspection of units) from the city last month asking to check your unit. If you don't want someone to have an inspection of units your room, I'll asking Jenne if it's okay to do the inspection without going to your unit.

(341) 202-5530 • Jul 31, 2024

**Up to July 31, 2024, I didn't even know this annual safety inspection and the Applicant had never entered my unit for any safety inspections throughout 2019 — 2023**

Good morning!

Thank you for your responsiveness and transparency, much appreciated!

Please allow me to take a look at the Rental Housing Safety Program (RHSP) first and will get back to you by the end of tomorrow on this regard, if not before. <https://berkeleyca.gov/doing-business/operating-berkeley/landlords/rental-housing-safety-program-rhsp>

## **Exhibit 7: 5-Year RHSP Inspection Evasion & Certification Fraud (2019–2023)**

**Evidence:** Management failed to perform any physical safety checks for 5 years, violating **BMC § 19.40.080**. **Discovery (6/31/24):** Text records prove the tenant was unaware of the RHSP until a random City spot-check. Yet, Applicant renewed **Business Licenses** annually without required unit entries, indicating a pattern of **Certification Fraud**, **Habitability Violation (CIV § 1941.1)** and **Reduction in Housing Services**.



Leasing CollabHome <leasing@collabhome.io>

to me ▾

Fri, Jun 27, 2025, 7:10 PM



Dear Residents,

We hope this message finds you well.

We have completed the **2025 Rental Housing Safety Program (RHSP) Inspection Form** for your unit. A copy of the completed form is attached to this email for your records. **No action is required on your part**—this message is intended for informational purposes only.

If you have any questions, or if you would like Collab to conduct an additional in-person inspection of your unit, please email us **before the end of this week**.

Thank you for your attention and cooperation.

Best regards,

*Collab Property Management*

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**Collab Leasing Team.**

[Discord Collab Community](#)

[collabhome.io](http://collabhome.io)

(341) 202-5530

## **Exhibit 8: Documentation of RHSP Inspection Fraud (June 27, 2025)**

The Applicant and his personnel **didn't** step a foot into my unit or any units, as I know, for the annual RHSP inspection or any safety inspection in 2025. But his team implied mailed every tenant this email and a copy of RHSP- Schedule A form.

Durant Ave: 24-Hour Notice for CO Alarm Installation Visit Inbox x



☰ Summarize this email



**Leasing CollabHome** <leasing@collabhome.io>

to me, Annika, meganminamide, Crystal, Yazmin, Ms, mkrall2021, Miranda, Qian ▾

Sep 11, 2024, 2:56 PM



Dear Tenants,

I hope this message finds you well. We are reaching out regarding the CO alarm installation issues that we mentioned yesterday. We are concerned about these matters and would like to address them promptly.

## Exhibit 9: 5-Year Carbon Monoxide Safety Violation (2019–2024)

- **Life-Safety Breach:** Absence of CO detectors in all units for 5+ years violates **Health & Safety Code § 17926** and **BMC § 19.40.080**.
- **Forced Compliance:** Applicant only installed detectors in Summer 2024 after persistent tenant advocacy and direct pressure from City officials.
- **Willful Negligence:** Applicant knowingly bypassed mandatory safety standards while maintaining annual **Business License renewals**.
- **Legal Breach:** Constitutes a severe **Habitability Violation (CIV § 1941.1)** and a documented **Reduction in Housing Services**.



⋮

This the situation of the current oven replacement -- wobbly foot that drags the oven when moved. And it almost hot my head when I was trying to save myself from gas leaking by shutting down the gass valve.

And the oven/ stove fan goes off whenever the temperature including that of the stove. So that the loud fan goes off during cooking, even just boiling water. And the loud fan keeps going long after the stove is turnes off.

\*hit\* my head by the sharp corner.

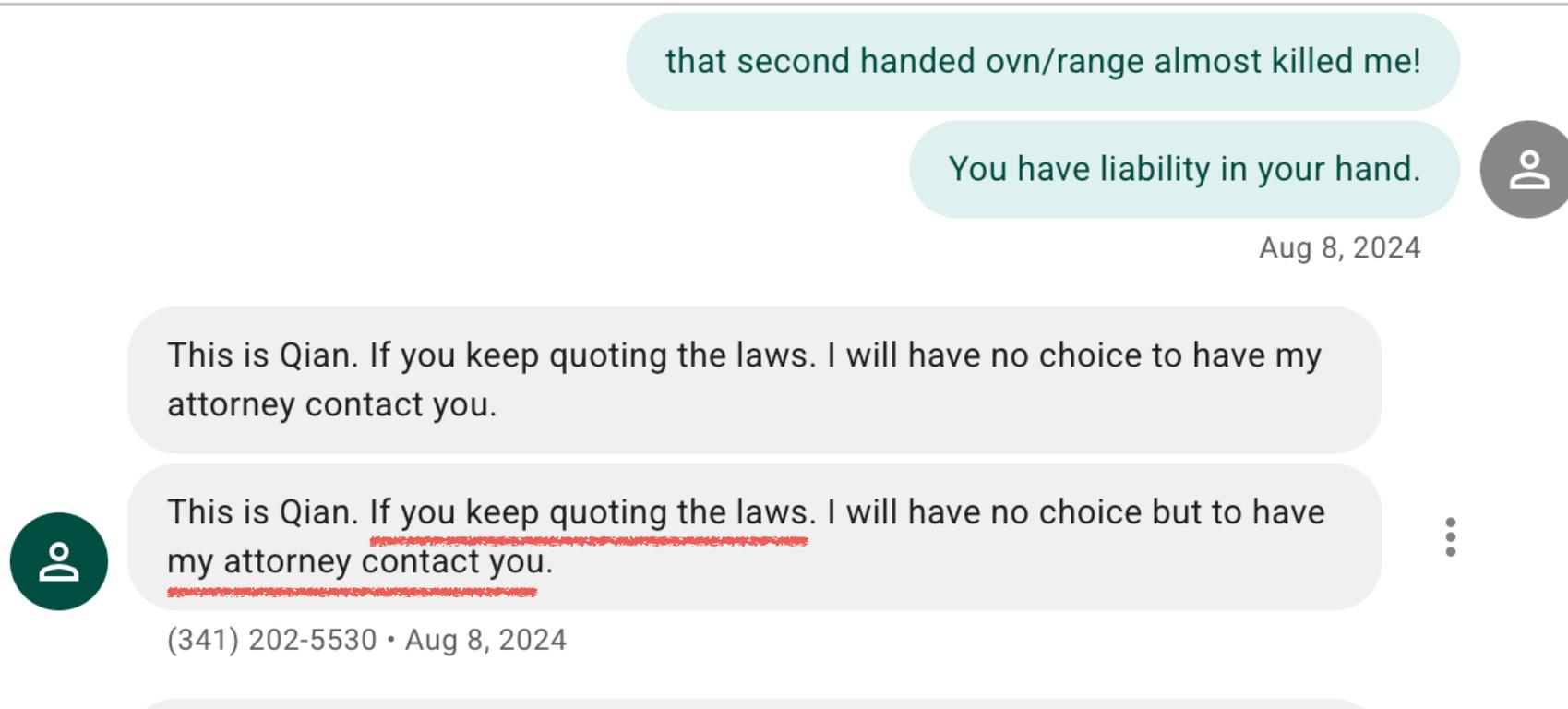


Aug 4, 2024

## Exhibit 10: Photo of Leaky Stove with Broken Oven Foot ( Aug 4, 2024 ) and Text Record

Photo of the second hand **Defective/Unstable Stove** provided by the Applicant. Evidence of the **near-fatal injury** site where the tenant was forced to mitigate a **gas leak** in the absence of management. It was directly reported to the Applicant.

(341) 202-5530



## Exhibit 11: Text Record: Legal Intimidation for Citing Habitability Laws ( Aug 8, 2024)

Proof of **Legal Intimidation**. Screenshot of the "Counsel Intervention" threat issued immediately by the Applicant **Qian** Wang, after the tenant cited habitability laws.



This is Qian. If you keep quoting the laws. I will have no choice but to have my attorney contact you.

(341) 202-5530 • Thu 8:51 PM

Dear Mr. Wang,

I hope you're not trying to threaten/pressure me in addition to the fact that there's no (safe) range/oven installed/ in sight on this 6th day . ( The initial repair request was set on July 30th, 2024. ) Plus this process has been emotionally draining/stressful, time-wasting on top of being physically dangerous while I have no place to cook.

Sincerely,

Bonnie [REDACTED]  
2421 Durant Ave. [REDACTED]  
(510) [REDACTED]

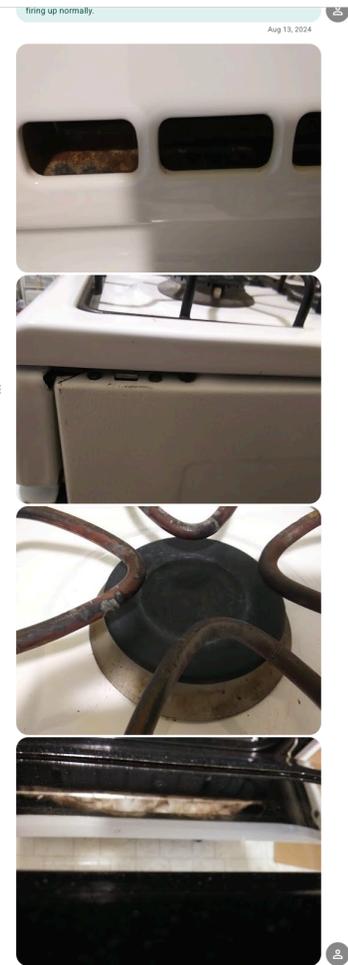
Aug 9, 2024

范祺师傅  
(10) 329-4186 • mobile

范祺师傅 • Fri 11:17 AM



Aug 11, 2024



Aug 13, 2024

Dear Collab/ Mr. Qian Wang,  
Ever since the second hand old timer range/stove/oven being placed in my

This is the TENTH day without a safe working range/stove/oven in 2421 Durant #the 5.

Aug 13, 2024

## Exhibit 12: Record of Factual Retaliation & Constructive Denial of Service for 10 Days in Aug 3 - 13, 2024

After the injury, the tenant was served with **Factual Retaliation (CIV § 1942.5)** through Constructive Denial of Service by the Applicant, having no a stove nor place to cook for 10 days while enduring emotion being drained, time-wasted, stress and physical danger. The Applicant kept providing a sequence of entirely useless junks including on Aug 11th (**CIV § 1941.1**) till a final second-hand defective unit on Aug 13, 2024.



Aug 13, 2024

Dear Collab/ Mr. Qian Wang,  
Ever since the second-hand old timer range/stove/oven being placed in my kitchen yesterday evening, I've been again experiencing more discomfort in my pulmonary system, the similar feelings I had when that piece of more than 7 years old range/stove/oven was sitting in my kitchen.

Look, this is a studio, in a time of pandemic then and epidemic now, I, as many of tenants, spend majority of time indoor. The accumulated impact of low dosages of carbon monoxide and carbon dioxide, among other heavy particles is serious business. Thus we need a stringent rental housing safety code and kosher compliance.

Tenants are human beings, living breathing beings, just like the rest of you on this channel, we are not some servers/big computers which just take up some space in the rented unit while paying rents yet without any needs and basic requirements on habitability issues.



Aug 19, 2024

In everyone's interests, I hope such radio science is not a form of retaliation.  
The issue of the range/stove/oven was brought to your attention on July 30th.

Aug 19, 2024



And if anything, Michael, you were here at my unit during the re-inspection from the city while the situation with the stove/oven is obvious.

It's been a serious healthy hazard.

Feb 3, 2025



### Exhibit 13: Text Record and Photo: Ongoing Factual Retaliation — Categorical Refusal to Repairs and Replace Defective Stove since Aug 13, 2024.

Summary: Documentation of 18+ months of "radio silence" and willful neglect regarding a hazardous, defective stove,

- **Initial/Follow-up Requests:** Aug 13, 14, 19 (2024); Feb 3 (2025).
- **Current Defects (See Photos):** Detached ignition electrode and control knob; stove fails to ignite without a utility lighter; suspected gas leak risk.
- **Legal Violations:** This prolonged refusal to repair constitutes **Factual Retaliation (CIV § 1942.5)** and **Hostile Environment Harassment (2 CCR § 12120)**.
- **Code Compliance:** The appliance's current state is a **Breach of Habitability (CIV § 1941.1)** and fails the mandatory standards of **AB 628 (2026)**, rendering the unit a documented safety hazard.

some more serious issues, persist, piercing through the entire apartment compound, if not a bigger neighborhood. It's taking place in the RRR week while students, the majority of the 19 tenants here, are preparing for their finals. It reflects poorly on the management and capacity of the Collab if it's not sorted efficiently and effectively. Furthermore, should some tenant proceed themselves, out of annoyance due to noise pollution, and some injury occur in the process, it'd be a liability issue too.

Dec 9, 2025

Hi Bonnie, thank you for reporting this. We're so sorry for the inconvenience this has caused. Please know that we are doing our best in resolving this as soon as possible. We appreciate your patience on this matter. ~ Thank you, Jem at Collab



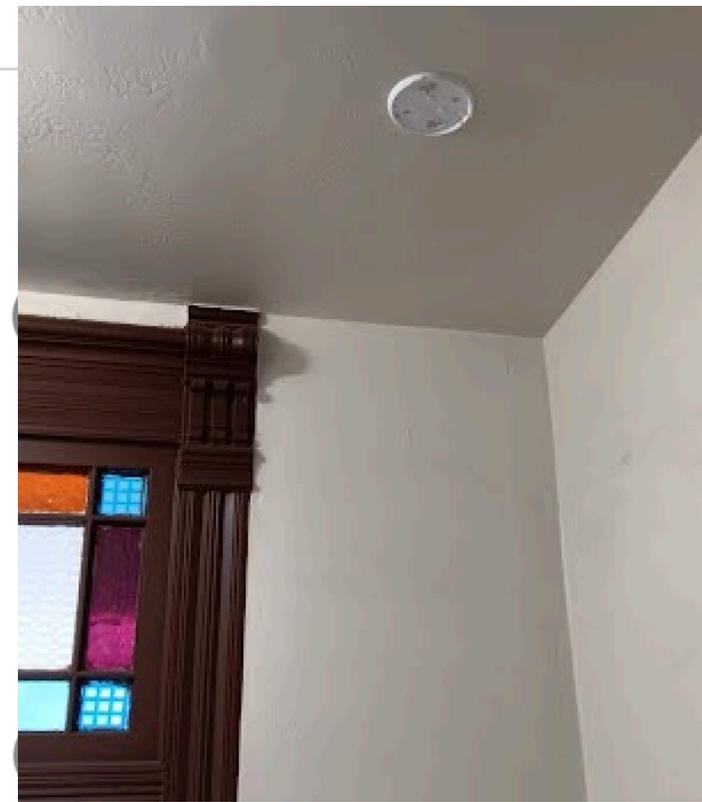
(341) 202-5530 • Dec 9, 2025

Where is the property manager?

Dec 9, 2025

It's approaching 8 pm with the beep sound piecing louder, and I reported this issue since 1:30 pm.

Dec 9, 2025



Still **not fixed** as of **March 4, 2026**  
**4 months later**



### Exhibit 14: Dec 9, 2025 Communal Alarm Failure 9-Hour Blasting Late into Night

**Failure of Management:** Although tenants reported the emergency timely, **no "responsible person"** was available to intervene or silence the alarm (**25 CCR § 42**),(**CIV § 1927**), which is lack of maintenance (**BMC § 19.40.080**) forcing a **tenant** to physically disable the alarm leaving the building without a functional fire-safety system. The Applicant still **hasn't repaired** or replaced it (**HSC § 13113.7**)

Venu ~~PS~~  
#4 • (469) 288-7796



PG&E

Nov 1, 2024

PG&E didn't answer my call. So I just called 911 and they are sending someone over to check out the gas situation.



Nov 1, 2024



Peter ~~PS~~

Nov 1, 2024

Ok



Should we wait outside?

(341) 202-5530



When we smelled gas leak last fall but with no property manager to call to have the spared key to open the door to check, while couldn't get hold of Peter but knowing likely he's inside his unit, we had to call 911 -- that's you environmental issues there -- a human issue, an understaffed issue.

I hear the alarm



Nov 1, 2024

Feb 3, 2025

## Exhibit 15: Nov 1, 2024 Gas Emergency & Management Abrogation

- **Incident:** Gas leak in Unit 1 due to degraded stove (CIV § 1941.1), **Implied Covenant of Quiet Enjoyment (CIV § 1927)**
- **Safety Vacuum:** Lack of mandated onsite manager (25 CCR § 42) (CIV § 1954), forced tenants to act as unpaid first responders for Peter L. (mobility-impaired) **FEHA (Gov. Code § 12955)**.
- **Public Burden:** Necessitated full [Berkeley Fire Department](#) deployment to resolve a private management failure (**BMC 104.14, BMC 107.7**).

donotreply@managebuilding.com

to me ▾

Jan 21, 2026, 7:22 PM



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## New announcement for 2425 Durant Avenue

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### Electronic Lock Battery Reminder

Dear Tenants,

If your unit is equipped with an electronic lock, please remember to check the battery level quarterly.

If the batteries have not been replaced within the past year, we kindly ask that you replace them soon. Battery replacement is the tenant's responsibility and helps prevent unexpected lockouts.

## **Exhibit 16. Entrapment Risks, Illegally Transferring Maintenance Responsibilities to Tenants by Installing Electric Locks Without Onsite 24/7 Emergency Access**

An Electric Lock is a landlord-provided fixture essential for habitability, the landlord has **non-delegable duty** for its maintenance, including battery replacement, violating **CIV § 1941.3** (Deadbolt/Security Devices), **CIV § 1941.1**, Without an onsite manager **25 CCR § 42**, **entrapment risks** violates fire code **CBC § 1010.1.9.1**, **BMC § 19.40.080**,

- Bobby Unit4, Julie Unit4  
Group message



Julie & Bobby,

Hope you get the lock situation sorted out soon.

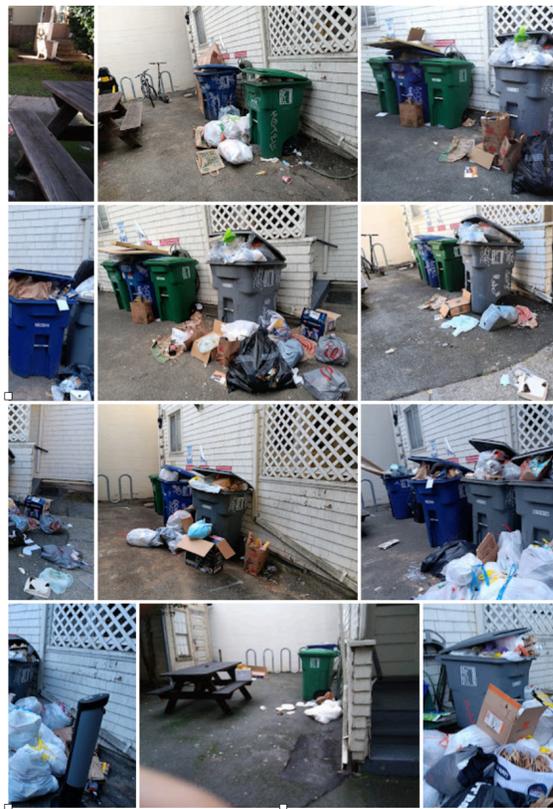
I'm quite tired today thus going to bed early. In case, you need screwdriver etc. tonight, you probably have to ring the doorbell, so that I can hear.

Bonnie.

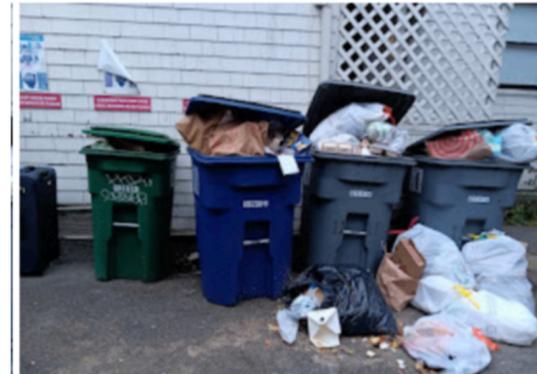
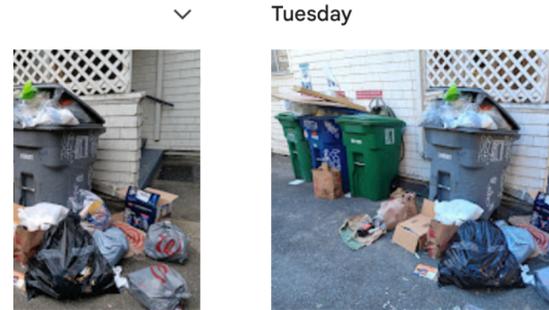
Feb 16, 2023

**Exhibit 17. Feb 16, 2023 Lockout. Evidence of Entrapment Risks and the failure of electronic "smart" locks without 24/7 on-site emergency access.**

Evidence of **Entrapment Risks** and the failure of electronic "smart" locks without 24/7 on-site emergency access. Private tenants had to take up on-site manager responsibilities. **25 CCR § 42, CIV § 1941.3, CBC § 1010.1.9.1, BMC § 19.40.080,**



(341) 202-5530



I found out one of the reasons, if not the reason why there're flies and bugs in my unit even in winter time and why there was a fly infestation back in July -- because there's no property manager who's present enough to make sure all the trash bins pulled out in a timely fashion. There's one of trash bins right beneath my window had un-emptied trash for God knows for how long, until I pulled it out to the curb/sidewalk myself.

Feb 3, 2025

## Exhibit 18: Managed Decay (Refuse & Infestation)

**Violation of Mandatory Duty:** Failure to provide adequate waste removal facilities violates **HSC § 17920.3(a)(15)** and **CIV § 1941.1(7)**.

**Public Health Hazard:** Maggot infestations constitute a substandard housing condition under **HSC § 17920.3(a)(12)** and a public health nuisance under **BMC § 11.36.140**.

Proof of **Environmental Harassment (B.M.C. 13.79)**. Compilation of chronic garbage overflows and maggot infestations used as a tool of **Constructive Eviction**.