

Public comment on Item 5 - Rent withholding for overpayment of rent due to no rent rollback

Swantje

Wed 8/23/2023 2:02 AM

To: RentalBoard <RentalBoard@cityofpasadena.net>

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To the Pasadena Rental Housing Board

My name is Swantje Willms. I've been renting the same place in Pasadena for 20 years. Unfortunately, I will not be able to attend the meeting today due to travel. Therefore, I'm submitting a public comment by email.

I first made my property owner aware of the measure H rent rollback through a detailed letter in March after I had learned of it being the law and they had asked for an unlawfully high rent increase. Instead of complying with the law, they threatened me with eviction (we paid the difference, because we were going out of town).

The next complication was them changing the process of paying rent and communication because they're now using a management company that's hard to reach.

In late June, we received another letter for rent increase that finally acknowledged measure H, but miscalculated the base rent and didn't say anything about the previous overpayments.

In another detailed letter, we explained the situation again, listing all the overpayments. We even supplied documentation that they asked for after receipt of the letter to show what the amount of rent was we were paying for May 2021.

It's again been more than a month since then, but no communication from them.

Our current payment for September will lead to a slight underpayment from their perspective if they haven't applied all our overpayments (or a big overpayment if they have), so I'm expecting to hear something some time in September, but am not confident they will finally be honoring the rollback.

The whole process is a lot more aggravating than it sounds by the short summary I have been able to provide here.

It is urgent that you implement regulations regarding the withholding of rent for failure to rollback rent, keeping in mind the various things renters have already tried and complications they have experienced while the implementation has been delayed.

Thanks,

Swantje Willms

My statement for 8/23/23 meeting

GH Pasadena

Tue 8/22/2023 6:58 PM

To:RentalBoard <RentalBoard@cityofpasadena.net>

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Dear rental board,

I am a renter here in Pasadena. I have lived here for 8 years. The property where I live is subject to the protections of measure H.

The management company and landlord of our property refuses to honor the rollback. Even though myself and some other tenants have been paying the rollback amount, on their payment portal there are late fees and past due rent that keeps accruing. They are even trying to implement a rental increase based off of the non-rollback rent.

Any help would be greatly appreciated not just for me but for all of the renters here in Pasadena. We are not looking for special treatment we looking for fair treatment.

Sincerely,

Joseph

Pasadena renter and member of PTU

Rent roll back

Larissa Darville

Tue 8/22/2023 5:45 PM

To:RentalBoard <RentalBoard@cityofpasadena.net>

Cc:John Andrew Lemus

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Attention Pasadena Rental Housing Board:

Re:

We submitted a rent roll back after the landlord was trying to make us move out because he was selling the house without properly making our rights known with rent control. My partner is on dialysis and therefore meets the disability requirement, we had to find out on our own through the Pasadena Tenants Union that what our landlord was doing was against the law. We got the rent roll back for a few months, then the landlord raised the rent and claimed that it was for our WATER USAGE, which according to the rental agreement is included in the rent because we are in a back house that SHARES the water with the front house. I don't think that it's legit rental increase because the WATER IS SHARED. Also, he RETALIATED when he was unable to sell the house with us as tenants, and sent a 3 days to quit notice from a lawyer for having a dog before the Covid-19 moratorium was even finished. We cared for a dog, but the dog was NO LONGER living in the house since December and we got the notice to quit in February/March!

We did not raise the issue for the rent increase because we did not want him to retaliate more. The reason for this is because I sometimes dogsit for friends and family and would like to receive any more notices. We also feel that it is unfair that the front house is allowed pets (dogs, cats and more) and we are penalized for having cared for a dog and not allowed to have pets.

Thank you for your attention to this matter.

Sincerely,

Larissa Ramirez

Sent from my iPhone