

Melanie Martinez

From: OpenForms <noreply@openforms.com>
Sent: Wednesday, March 5, 2025 1:16 PM
To: Katie Wand
Subject: Tenant Assistance Form Response

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Tenant Assistance Form Response

Contact Information	
Name	First and Last Name
Email	
Please indicate if you are a renter, landlord, or property manager.	
Request Information	
I would like to receive Temporary Housing Stabilization and Relocation Program guidelines and application materials sent to me. Please send it to me by:	
Mailing Address	
I would like to receive emails on other City tenant assistance programs.	
Provide Feedback	
Please provide any comments or questions on the City's Temporary	Please do not vote in the one-sided anti-harassment. It would be unfair and unequal, only protecting Tenants and squashing Owner's rights.

<p>Housing Stabilization and Relocation Program.</p>	<p>It's better to be civil and professional, but please don't vote in an Anti-Harassment one-sided. Tenants get angry when they are told/shown they are breaking the rules in the lease. Tenants can bully and be mean. It's not fair to muzzle the Owners when they are trying to guide to protect their property/investment.</p> <p>When discussing this with an Owner, he said, "So, asking my tenant to pay the rent will be deemed harassment?!" which is ridiculous.</p> <p>Please consider all sides and vote for equality for all.</p> <p>Thank you!</p>
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Melanie Martinez

From: Sumita Pahwa [REDACTED]
Sent: Wednesday, March 19, 2025 12:09 PM
To: Katie Wand
Subject: Feedback on tenant anti-harassment ordinance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I've lived in Claremont close to 11 years, and have been a renter for 7 out of these years, and I support the anti-harassment ordinance language. I could have benefited immensely from this ordinance, particularly after suffering several months of landlord harassment and attempted illegal eviction after reporting their unauthorized and dangerous repairs, some years ago. I would only encourage the council to consider offering concrete examples of what it means to disturb the peace and render apartments/rentals unusable, as people may twist things to support their goals, and everyone should know what is and is not allowed. I believe the city of LA has clear guidelines along these lines that we might be able to borrow from.

I would also suggest making both landlords and renters aware of these guidelines, and their rights and obligations, when signing leases, to avoid problems.

Thank you,
Sumita Pahwa

Melanie Martinez

From: Maria Croom [REDACTED]
Sent: Thursday, March 20, 2025 9:24 PM
To: Katie Wand
Subject: Comment on Anti-harassment Ordinance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Katie,

Thank you for holding the Anti-Harassment Ordinance Listening Session earlier this evening! I would like to provide my written version of my comment for your benefit.

I would like the ordinance to include that landlords make every possible attempt to conduct legally required entry only when the tenant is present (unless in emergencies), provide a 2-hour window as the approximate time required by California Civil Code Section 1954, and include in the entry notice all actions to be taken during the event, which includes the entry.

My property manager scheduled the annual smoke detector check on February 18th with 1 week of warning. There was a 3-hour window that day when nobody would have been present. I contacted the management office about that. I was told that changing the day was impossible and they could NOT provide a guarantee that entry would not be conducted when we weren't home. I had to leave work 3 hours early to make sure someone would be home all day. Repairmen came during the 3-hour window that nobody would have been present, and aside from the smoke detector check, they also checked the pipes and replaced the air vent filter, both of which weren't mentioned in the entry notice. The whole process took less than 5 minutes.

I don't think that 5 minutes require an 8-hour window with no ability to work with the tenants' schedule. I am in favor of reforms that promote clear communication and coordination with the tenant.

Sincerely,
Maria Croom

Melanie Martinez

From: OpenForms <noreply@openforms.com>
Sent: Friday, March 21, 2025 2:23 PM
To: Katie Wand
Subject: Tenant Assistance Form Response

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Tenant Assistance Form Response

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Request Information	
I would like to receive Temporary Housing Stabilization and Relocation Program guidelines and application materials sent to me. Please send it to me by:	
Mailing Address	
I would like to receive emails on other City tenant assistance programs.	
Provide Feedback	
Please provide any comments or questions on the City's Temporary Housing Stabilization and Relocation Program.	Please remove the photography language you added into the new considered tenant protection language, as there are new rules beginning April 1st requiring landlords to take photos. The city is trying to help, but these tenant

	protections could end up making things worse and going against CA new laws.
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Melanie Martinez

From: OpenForms <noreply@openforms.com>
Sent: Wednesday, March 26, 2025 3:09 PM
To: Katie Wand
Subject: Tenant Assistance Form Response

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Tenant Assistance Form Response

Contact Information	
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Email	
Please indicate if you are a renter, landlord, or property manager.	
Request Information	
I would like to receive Temporary Housing Stabilization and Relocation Program guidelines and application materials sent to me. Please send it to me by:	
Mailing Address	
I would like to receive emails on other City tenant assistance programs.	
Provide Feedback	
Please provide any comments or questions on the City's Temporary Housing	Leases and rental applications already have bed bug addendums attached, as required by California law, for every new rental signing.

<p>Stabilization and Relocation Program.</p>	<p>Please make sure the City isn't mandating things like this again, that are already required by law. Again, there are so many laws already in the books, county, state and national, the city doesn't really need to do any more. Please don't put more restrictions than we need to on the landlords. You would be just making it harder for Landlords to rent out, and making it more undesirable for landlords to rent in Claremont.</p> <p>IF you must make changes, make them for the big owners, the complexes owners, and the landlords that own 15+ units. Please don't punish small rentals, single families and small potato mom and pops. Rachel and Hernandez have landlords that are in huge complexes, which is very different than a single family home.</p>
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March 13, 2025

City of Claremont
Administrative Services Department
207 Harvard Ave.
Claremont, CA 91711

Subject: Proposed Anti-Harassment Ordinance Considerations

Dear City Officials,

As a professional property management firm serving Claremont, Smart Property Services, Inc. is dedicated to fostering fair and respectful relationships between housing providers and tenants. We appreciate the City's commitment to tenant protections and recognize the vital role safe housing plays in the community's success.

That said, it is essential that the proposed Anti-Harassment Ordinance is clear, enforceable, and balanced to avoid unintended consequences that could discourage responsible landlords from continuing to provide housing in Claremont. We believe that effective policies should protect tenants while preserving the rights and responsibilities of housing providers. With this in mind, we respectfully submit the following recommendations for consideration:

1. Clarify the Definition of "Harassment"

The current definition of harassment in the ordinance is vague and may lead to misinterpretation. Routine actions like rent collection, lease enforcement, and property inspections could be misclassified as harassment.

Recommendation:

- Differentiate between harassment and lawful lease enforcement.
- Allow landlords to manage properties without fear of frivolous harassment claims.
- Require tenants to bear the burden of proof when making harassment allegations.

2. Establish a Mandatory Mediation Process

Disputes should be resolved through structured conflict resolution before escalating to litigation. Without funding for third-party dispute resolution, both landlords and tenants may only face costly lawsuits.

Recommendation:

- Mandate mediation before harassment complaints can proceed to litigation.
- Provide access to third-party dispute resolution services to prevent unnecessary legal action.

3. Implement a Fair and Proportionate Penalty Structure

The proposed penalties are severe and could disproportionately harm small landlords. A tiered system that considers severity and intent would be more effective and fair.

Recommendation:

- Create a tiered penalty structure based on the severity and frequency of violations.
- Differentiate between intentional misconduct and minor misunderstandings.

4. Strengthen Protections for Housing Providers

While the ordinance protects tenants, it should also address tenant harassment of landlords and neighbors, which is a growing concern.

Recommendation:

- Expand the harassment section to include threats, vandalism, refusal of maintenance, and behavior that disrupts the living environment for others.
- 5. Avoid Overregulation Through a Rent Registry (If Revived in Future Discussions)**
If the Rent Registry proposal is revisited, it should be voluntary, not mandatory, to prevent overburdening landlords with excessive reporting requirements.

Recommendation:

- Make participation voluntary and protect landlords' privacy.
- Ensure that data is used appropriately and not as a steppingstone to rent control measures.

We respectfully urge the City Council to take these considerations into account in crafting a fair, effective ordinance that protects all parties involved. Thank you for your attention to this matter, and we look forward to your response.

Sincerely,



Stacey Caponigro,

