

From: [REDACTED]

Sent: Saturday, May 31, 2025 11:25 AM

To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>

Subject: Ann Arbor landlords increasing market rate illegally.

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All Ann Arbor landlords are using either Rent Maximizer software by Yardi, and **RealPage's YieldStar software**

<https://www.reuters.com/legal/litigation/landlords-software-maker-yardi-must-face-price-fixing-lawsuit-us-judge-rules-2024-12-05/#:~:text=The%20lawsuit%20accused%20the%20landlords,a%20total%20victory%20for%20us.%E2%80%9D>

<https://finance.yahoo.com/news/yardi-rent-setting-software-illegally-223000337.html>

<https://web.archive.org/web/20240303001814/https://www.ftc.gov/business-guidance/blog/2024/03/price-fixing-algorithm-still-price-fixing>

[https://web.archive.org/web/20240303105406/https://www.ftc.gov/system/files/ftc_gov/pdf/YardiSOI-filed\(withattachments\)_0.pdf](https://web.archive.org/web/20240303105406/https://www.ftc.gov/system/files/ftc_gov/pdf/YardiSOI-filed(withattachments)_0.pdf)

This is why Ann Arbor apartments have gone up 5-600 dollars since 2019.

It'd be great if the city would actually look into who's using this price fixing software. But.. I highly doubt it based on previous interactions with city employees on a non renewal that went nowhere...