

From: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Sent: Friday, February 20, 2026 4:26 PM
To: Katie Vohwinkle <kvohwinkle@oxfordcompanies.com>
Subject: RE: Leasing Ordinance Violations

Hi Katie,

Thanks for your email. It was forwarded to the City Attorney's Office and will be provided to the Renters Commission at their next meeting.

Thanks!

Kristen

Kristen Vander Lugt, Deputy Clerk - Operations (she/her/hers)

Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI

Direct dial (734) 794-6140 Ext. 41404

kvanderlugt@a2gov.org | www.a2gov.org

Follow the Clerk's Office on Instagram [@a2cityclerk](https://www.instagram.com/a2cityclerk)

From: Katie Vohwinkle <kvohwinkle@oxfordcompanies.com>
Sent: Tuesday, January 20, 2026 8:35 AM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Cc: Radina, Travis <TRadina@a2gov.org>; Gayle Rosen <gaylrose@umich.edu>; Farrell, Janet <JFarrell@a2gov.org>
Subject: RE: Leasing Ordinance Violations

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hi Kristen,

I wanted to follow up on my prior emails from the past two months regarding ongoing leasing ordinance violations and see if there are any next steps or planned actions coming out of the Commission's review.

Since that time, the issue has continued to escalate. Just this past weekend, we had multiple parents reach out directly asking whether large "holding deposits," admin fees, and upfront charges other landlords are requiring are normal and permissible. I am also seeing similar questions and examples posted in University of Michigan parent Facebook groups. I'm happy to share screenshots if helpful.

As before, my concern is not about singling out individual landlords, but about the broader impact of continued non-compliance:

- Tenants are being conditioned to believe these practices are standard
- There is little incentive for renters to file complaints
- Compliant landlords are placed at a clear disadvantage
- The ordinance's tenant-protection intent is undermined without enforcement

At this point, I'm hoping to better understand:

- Whether the Commission plans to take any follow-up action related to enforcement or compliance review, and
- Whether there are proactive mechanisms being considered (guidance, audits, secret-shopper approaches, or other verification tools) to address these gaps.

If helpful, I would welcome the opportunity to discuss this directly or to participate in a Commission conversation focused on enforcement realities landlords and renters are experiencing in real time.

Thank you for your time, and I appreciate your help in making sure the ordinance is applied consistently and fairly.

Best regards,

Katie Vohwinkle

(she/her)

Vice President of Property Management

O: 734-548-6927

777 E. Eisenhower Pkwy Ste 850

Ann Arbor, MI | 48108

734.747.6000

From: Katie Vohwinkle <kvohwinkle@oxfordcompanies.com>

Sent: Friday, December 19, 2025 9:45 AM

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

Cc: Radina, Travis <tradina@a2gov.org>

Subject: RE: Leasing Ordinance Violations

Hi Kristen,

I wanted to follow up on my email from November regarding leasing ordinance violations and see if there are any next steps or planned actions coming out of the Commission's review.

Since that time, the volume of apparent non-compliance we're seeing has continued to increase, and it is materially impacting landlords who are trying to follow the ordinance as written. As noted previously, this creates a competitive disadvantage for compliant operators and undermines the tenant protections the ordinance is intended to provide.

To be helpful, I wanted to share additional, concrete examples we have observed through property shops, inherited files, and direct conversations with prospective tenants. In several cases, documentation is available where noted.

Examples of apparent non-compliance include:

- **Foundry & Varsity:** \$250 admin fee per leaseholder; both stated that tenants sign new leases shortly after move-in rather than formal renewals.
- **University Towers:** Pushing full leases (not pre-leases) with a \$200 deposit per leaseholder; unclear whether this applies to current vacancies or future availability.
- **The Brady:** \$150 admin fee plus a \$100 prep fee due at move-in.
- **Beekman on Broadway:** \$500 admin fee.
- **Saga Ann Arbor:** \$650 relocation fee plus a \$99 amenity fee.
- **Campus Management & Varsity:** Large deposits required to "hold" units.
- **Peppers Properties:** Showing units and signing new leases prior to the 210-day mark.
- **Cabrio:** Early lease extensions via addendum. Our legal counsel has reviewed this and confirmed that addendums do not reset ordinance timelines (Section 6).

The recurring theme we are hearing from tenants is that these practices are viewed as "normal" or even advantageous, which removes any incentive for renters to file complaints. Without some form of proactive or independent enforcement, these behaviors persist while compliant landlords absorb the downside.

I'm reaching out not to single out competitors, but to better understand:

- Whether the Commission plans to take any follow-up action based on these concerns, and
- Whether there are mechanisms being considered (e.g., audits, secret-shopper approaches, or coordinated documentation efforts) to address enforcement gaps.

I would welcome the opportunity to discuss this further if that would be helpful. My goal remains ensuring the ordinance is applied consistently and fairly so that both renters and responsible housing providers are protected.

Thank you again for your time and for sharing this with the Commission.

Best regards,

Katie Vohwinkle
(she/her)
Vice President of Property
Management
O: 734-548-6927

777 E. Eisenhower Pkwy Ste
850
Ann Arbor, MI | 48108
734.747.6000

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

Sent: Wednesday, November 19, 2025 1:10 PM

To: Katie Vohwinkle <kvohwinkle@oxfordcompanies.com>

Subject: RE: Leasing Ordinance Violations

You don't often get email from renterscommission@a2gov.org. [Learn why this is important](#)

[WARNING: Sent from a Non-Oxford email! Verify the sender's email address.]

Hi Katie,

Thanks for your email. It will be shared with the Renters Commission.

Thanks!

Kristen

Kristen Vander Lugt, Deputy Clerk - Operations (she/her/hers)

Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI

Direct dial (734) 794-6140 Ext. 41404

kvanderlugt@a2gov.org | www.a2gov.org

Follow the Clerk's Office on Instagram [@a2cityclerk](https://www.instagram.com/a2cityclerk)

From: Katie Vohwinkle <kvohwinkle@oxfordcompanies.com>

Sent: Tuesday, November 18, 2025 7:37 PM

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

Subject: Leasing Ordinance Violations

You don't often get email from kvohwinkle@oxfordcompanies.com. [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Members of the Renters Commission,

I'm reaching out at the suggestion of Councilmember Radina to share some observations from this year's leasing season and to highlight several challenges we're experiencing as a property management company working hard to follow the City's leasing ordinances.

Over the last few years, the City and the Renters Commission have done a tremendous amount of work to strengthen tenant protections, and I fully support the intent of these changes. However, on the ground, we are seeing a significant increase in behavior that appears to directly contradict the ordinance, and it is creating an uneven landscape for both tenants and compliant landlords.

Across multiple Umich parent Facebook groups, there is widespread misinformation being circulated. Prospective tenants continue to routinely tell us that other landlords have allowed the following:

- Signing actual leases far earlier than permitted, with only a deposit collected
- Touring units simply because the current tenants "aren't renewing"
- Requesting payments or advance commitments outside of what the ordinance allows

All of these actions, as written, violate the ordinance. Yet prospective tenants often view these violations as conveniences or advantages, meaning they have no incentive to file complaints, even when the landlord's behavior is clearly non-compliant.

As a result, those of us who are following the ordinance are increasingly at a disadvantage. Prospects question why we "won't" do what other landlords are doing, even when the reason is that we are adhering to the law. This dynamic not only undermines compliant housing providers but also weakens the very protections the ordinance is designed to create.

I spoke with the City this morning and was reminded that violations can be reported, but without an incentive for students to do so, that mechanism alone seems unlikely to produce meaningful enforcement. For this reason, I believe there could be real value in exploring more proactive options, such as secret-shopper style checks or other documentation efforts coordinated through student partners or the Renters Commission.

I want to emphasize that my goal is not to “police” competitors but to help ensure the ordinance is applied fairly and consistently. Without some form of enforcement or verification, those who ignore the rules will continue to benefit, while compliant landlords will continue to face pressure from tenants who are being told something different elsewhere.

I’m happy to discuss any of this further if helpful, and I truly appreciate the work the Commission continues to do to support both renters and ethical housing providers in Ann Arbor. Thank you for your time and consideration.

Best regards,

Katie Vohwinkle

(she/her)

Vice President of Property Management

O: 734-548-6927

777 E. Eisenhower Pkwy Ste 850

Ann Arbor, MI | 48108

734.747.6000