

1 JURA C. ZIBAS (SBN 217864)
jura.zibas@wilsonelser.com
2 MARGO A. CRAWFORD (SBN 349624)
margo.crawford@wilsonelser.com
3 WILSON ELSER MOSKOWITZ
EDELMAN & DICKER LLP
4 655 Montgomery St., Ste. 900
San Francisco, CA 94111
5 Telephone: (415) 625-9385
Fax: (415) 434-1370

6 Attorneys for Defendant,
7 SMARTRENT TECHNOLOGIES, INC.

8
9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **COUNTY OF SAN FRANCISCO**

11
12 SAN FRANCISCO TENANTS UNION,
13 ADRIAN PHUA, WILLIAM SOLIS,
and ELANA DIESTEL,

14 Plaintiffs,

15 v.

16 SMARTRENT TECHNOLOGIES, INC.,
EQUITY RESIDENTIAL, a real estate
17 investment trust, ERP OPERATING
LIMITED PARTNERSHIP, a
18 partnership, EQUITY RESIDENTIAL
MANAGEMENT LLC, EQUITY-
19 TASMAN APARTMENTS LLC,
ARCHSTONE DAGGETT PLACE
20 LLC, ARCHSTONE SOUTH MARKET
LP, EQR-TERRACES LIMITED
21 PARTNERSHIP, and DOES 1 through
15,

22 Defendants.
23
24

CASE NO. CGC-25-631212

**REPLY DECLARATION OF MATT LOREY
IN SUPPORT OF DEFENDANT SMARTRENT
TECHNOLOGIES, INC.'S MOTION TO
COMPEL ARBITRATION AND STAY
PROCEEDINGS PENDING ARBITRATION**

*[Filed Concurrently with Reply ISO SmartRent's
Motion to Compel Arbitration]*

Action Filed: December 4, 2025
Trial Date: None

DATE: April 29, 2026
TIME: 9 a.m.
DEPT.: 302

25 I, Matt Lorey, hereby declare and state as follows:

26 1. I am the Senior Vice President of Technology at SmartRent Technologies, Inc.
27 ("SmartRent"). I have been employed by SmartRent since 2018.

28 2. I submit this declaration in support of SmartRent's Reply to Plaintiffs' Opposition

1 to its Motion to Compel Arbitration and Stay Proceedings Pending Arbitration. I have personal
2 knowledge of the facts stated herein and, unless otherwise stated, could and would competently
3 testify as to each such fact if called as a witness.

4 3. I make this declaration based upon my personal knowledge and information
5 available to me, including records maintained in the ordinary course of SmartRent's business.

6 4. All hyperlinks mentioned in my Declaration in Support of Defendant SmartRent
7 Technologies, Inc.'s Motion to Compel Arbitration and Stay Proceedings Pending Arbitration
8 ("Supporting Declaration") refer to live and operable hyperlinks.

9 5. The exhibits to my Supporting Declaration include true and correct images of
10 SmartRent's sign-up pages from 2021 to present. For each sign-up page reflected in the exhibits,
11 when a user clicked the hyperlink for the "Terms of Service" or "Privacy Policy" on the page,
12 the Terms of Service or Privacy Policy as available on SmartRent's website were displayed,
13 respectively.

14 6. In the ordinary course of business, SmartRent maintains records regarding user
15 account registration. These records include a log of when users click to accept SmartRent's
16 Terms of Service. SmartRent retains a historical copy of these records in its data warehouse. As
17 the Senior Vice President of Technology, I have access to these records, am personally familiar
18 with them, and know them to be accurate.

19 7. On January 16, 2026, I personally searched SmartRent's data warehouse for
20 Plaintiff Elana Diestel's account by entering the unique user identifier number associated with
21 her name. Based on my review, Plaintiff Diestel clicked accept to the SmartRent Terms of
22 Service on May 12, 2023, January 22, 2024, and October 24, 2025.

23 8. On January 16, 2026, I personally searched SmartRent's data warehouse for
24 Plaintiff Adrian Phua's account by entering the unique user identifier number associated with his
25 name. Based on my review, Plaintiff Phua clicked accept to the SmartRent Terms of Service on
26 June 19, 2024.

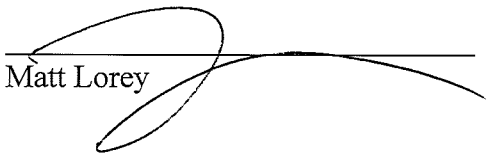
27 9. On January 16, 2026, I personally searched SmartRent's data warehouse for
28 Plaintiff William Solis' account by entering the unique user identifier number associated with

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his name. Based on my review, Plaintiff Solis clicked accept to the SmartRent Terms of Service on April 12, 2023.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 22, 2026 at Phoenix, Arizona


Matt Lorey

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PROOF OF SERVICE

I, the undersigned, am employed in the county of San Francisco, State of California. I am over the age of 18 and not a party to the within action; my business address is 655 Montgomery Street, Suite 900, San Francisco, CA 94111.

On April 22, 2026, I caused to be served the following document(s) described as follows:

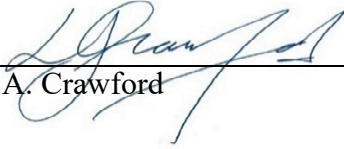
REPLY FGENCTCVIQP'QH'OCVV'NQTG[IN SUPPORT OF DEFENDANT SMARTRENT TECHNOLOGIES, INC.'S MOTION TO COMPEL ARBITRATION AND STAY PROCEEDINGS

on the parties stated below, by the following means of service:

BY ELECTRONIC TRANSMISSION – I caused a true PDF copy of the above-mentioned document(s) to be transmitted by e-mail on the date indicated above to the parties identified below at their respective e-mail addresses cited below

<p>Jacob A. Snow, Esq. Nicolas A. Hidalgo, Esq. AMERICAN CIVIL LIBERTIES UNION FOUNDATION OF NORTHERN CALIFORNIA 39 Drumm Street San Francisco, CA 94111 Ph: (415) 621-2493 jsnow@aclunc.org; nhidalgo@aclunc.org <i>Attorneys for Plaintiffs</i></p>	<p>Joseph Tobener, Esq. Sarah McCracken, Esq. TOBENER RAVENSCROFT LLP 21 Masonic Avenue, Suite A San Francisco, CA 94118 Ph: (415) 504-2165 jtobener@tobenerlaw.com; smccracken@tobenerlaw.com <i>Attorneys for Plaintiffs</i></p>
<p>Michael W. Sobol, Esq. Melissa Gardner, Esq. Linnea D. Pittman (Pro Hac Vice forthcoming) LIEFF CABRASER HEIMANN & BERNSTEIN, LLP 275 Battery Street, 29th Floor San Francisco, CA 94111 Ph: (415) 956-1000 msobol@lchb.com; mgardner@lchb.com; lpittman@lchb.com <i>Attorneys for Plaintiffs</i></p>	<p>Theane Evangelis, Esq. Jeremy S. Smith, Esq. Daniel M. Rubin, Esq. Amanda M. Sadra, Esq. GIBSON, DUNN & CRUTCHER LLP 333 South Grand Avenue Los Angeles, California 90071 Ph: (213) 229-7000 tevangelis@gibsondunn.com; jssmith@gibsondunn.com; drubin@gibsondunn.com; asadra@gibsondunn.com <i>Attorneys for Equity Defendants</i></p>

Executed on April 22, 2026, at San Francisco, California. I declare under penalty of perjury under the laws of the State of California, that the above is true and correct.


Margo A. Crawford