

LANDLORDS: REASONS TO RETHINK EVICTIONS



AN EVICTION IS EXPENSIVE.

A typical eviction can cost between \$2,000 - \$5,000 for one unit including costs for filing, rent loss, plus cleaning, repairing and relisting the unit. This is on top of the fixed monthly costs of a unit: mortgage, property taxes, insurance and routine maintenance.

YOU MAY NEVER GET PAID.

If you get a judgement for money, you may never get paid. State and Federal law limit the extent of which debtor's wages can be garnished.

MAY RUIN RELATIONSHIPS.

The eviction process is very adversarial and will likely worsen the relationship between you and your tenant, potentially leading to additional issues if the tenant resides on property. Future tenants often use CCAP to review new landlords. Frequent eviction filings may dissuade future renters.

YOU HAVE OTHER OPTIONS.

Work with the tenant on a payment plan. Encourage tenants to inquire about the Wisconsin Rental Assistance Program (WRAP) available through October 31, 2020. Know what resources are available to you and your tenants by visiting www.oshkoshunitedway.org/housing.

