



Eviction Alternatives for Landlords

Why should landlords try to avoid filing evictions? There are alternatives to eviction that can be mutually beneficial for both tenants and landlords. Below is a brief list of reasons to avoid evicting tenants due to non-payment of rent.

AN EVICTION IS EXPENSIVE: A typical eviction can cost between \$2,000 - \$5,000 for one unit including costs for filing, lost rent, cleaning, repairing and relisting the unit. These costs come on top of fixed monthly expenses, such as mortgage, property taxes, insurance, and routine maintenance.

YOU MAY NEVER GET PAID: If you get a judgement for money, you may never get it back. State and Federal laws limit how much and which types of a debtor's wages can be garnished.

RELATIONSHIPS MAY BE RUINED: The eviction process is very adversarial and will likely worsen the relationship between you and your tenant, potentially leading to damaged property or items left behind. Future tenants often use [CCAP](#) to review new landlords. Frequent eviction filings may dissuade new applicants from applying.

TRANSITION ASSISTANCE: Assist tenants in finding new housing or provide resources to ease their transition. Aiding tenants in finding new housing can foster goodwill and reduce the likelihood of conflicts.

FREE LEGAL ASSISTANCE FOR LOW-INCOME HOUSEHOLDS:

Statewide legal assistance is available for renters.

Contact Legal Action of Wisconsin - [LegalAction](#) (southern WI) or Judicare - [Judicare](#) (northern WI)

TENANT EDUCATION: Consider requiring a tenant to complete a tenant education program. UW-Madison Extension's [Rent Smart](#) course features six modules that challenge participants to know and understand their rights and responsibilities as a tenant, as well as know and understand the rights and responsibilities of their landlord.

For local resource and referral information: Dial "2-1-1" or www.211.org

What Can Landlords Do?

Adjust Rent Due Dates

Rent due dates can be changed to align better with tenants' paydays, or split into multiple payments over the month.

Waive Late Fees

To keep tenants from getting further behind, consider forgiving late fees and interest as long as some payment is made.

Agree To Lower Rent Payments

Consider temporarily accepting a smaller rent payment, as long as some amount is paid each month. You can also combine this with a rent repayment plan.

Work With The Tenant On A Payment Plan

Back rent is repaid over a period of time. A portion of the amount owed is added to each month's rent payment. Renters may feel more confident about making bigger payments once they get back on their feet.





Resources for Landlords

Mortgage Forebearance

If your rental income has fallen, you can take advantage of options to keep you in control of your property and your financial situation. If it has become harder to pay your mortgage, you may be eligible for forbearance. Ask your mortgage provider about mortgage forbearance and visit [CFPB](#) to learn more about the process.

UW-Madison Extension Financial Education

Visit <https://finances.extension.wisc.edu/> to access information on building and maintaining credit, getting through tough times, budgeting and saving, and many other money topics.

Check Your Free Credit Reports

Visit AnnualCreditReport.com to access your free weekly online credit reports from Equifax, Experian, and TransUnion. Credit reports play an important role in your financial life and it is recommended to regularly check your credit history.

Wisconsin Landlord Tenant Guide

Visit this [WI Department of Agriculture, Trade, and Consumer Protection](#) website to access this guide featuring details on the Residential Rental Practices rule.

Tips for Landlords who Use Pesticides

Access [this handout](#) from DATCP on pesticide application considerations.

Legal Action of Wisconsin

[This site](#) provides details on the eviction process.

Consider Mediation

Several Wisconsin counties offer mediation services that can take the place of eviction. The landlord and tenant meet with a trained mediator and work together to come up with an agreement that will satisfy both parties. Mediation can save you time and money, allow the tenant to stay in the unit, and preserve good relations between both parties.



To learn if mediation services are offered in your county, go to the county's home page and type in "mediation" in the search feature.