

Nuisance Scenarios for Proposed model

to

Landlords of Linn County

Table of Contents

Scenario 1 - You will not evict GOOD tenant	2
Scenario 2 - You will not evict BAD tenant.....	3
Scenario 3 – Tenant’s son selling drugs	4
Scenario 4 – Neighbor’s spill onto your rental property	5
Scenario 5 - You rent to multiple BAD tenants.....	6
Scenario 6 – Good Tenant hires bad employee.....	7
Scenario 7 – Revoke your ability to rent a unit.....	8

Nuisance Scenarios for Proposed model

Scenario 1 - You will not evict **GOOD** tenant

Tenant sells drugs from your unit.

Abatement meets with you and tenant.

1. Unit goes on annual inspection cycle

If judicial system does not support eviction abatement must not include eviction as option

Tenant convinces you they will never sell drugs again.

You do not evict the tenant.

Tenant never sells drugs again. Police do not come to this unit again in next 12 months.

City will not 'demand' you do an eviction. City would 'demand' an approved abatement plan to be an 'agreement' with the City / Landlord for how to abate the problem that is expected to be followed. IF the Landlord's plan is to evict the tenant – that is that landlords choice for a method of abating the problem...once again, not the Cities demand.

1. No fees are assessed to you
2. No admin costs are charged to you.
3. You do not lose your right to rent the unit.

Nuisance Scenarios for Proposed model

Scenario 2 - You will not evict **BAD** tenant

Tenant sells drugs from your unit.

Abatement meets with you and tenant.

1. Unit goes on annual inspection cycle

Tenant convinces you they will never sell drugs again.

You do not evict the tenant.

Tenant sells drugs the next month.

1. You are assessed \$250 fee.
2. You are charged lots of admin fees

These fees have not been established yet. I am using Davenport's for example

Tenant sells drugs again the next month.

1. You are assessed \$500 fee.
2. You are charged lots of admin fees

Losing ability to rent a unit is an option available to the Nuisance Abatement for failure to abate the nuisance. This should be a last option. Davenport has only revoked the license twice in the history of their program.

Nuisance Scenarios for Proposed model

Scenario 3 – Tenant's son selling drugs

Tenant's son sells drugs from your unit.

Abatement plan is tenant issue a 'No Contact Order / No Trespass Order' against son.

1. Unit goes on annual inspection cycle

Tenant issues No Contact Order / No Trespass Order' against son.

You do not evict the tenant.

1. No fines are assessed to you
2. No admin costs are charged to you.
3. You do not lose your right to rent the unit.

Nuisance Scenarios for Proposed model

Scenario 4 – Neighbor's spill onto your rental property

Illegal activities on an adjoining church property spills over to your rental property

You call in the problem and police come to your rental address

This is not counted as a 'founded call' because the 'bad guys' are neither your tenants nor Permittee(s)

If 'bad guys' are tenants within 1,000 feet of their rental property, their address could get a 'founded call' registered against it.

Nuisance Scenarios for Proposed model

Scenario 5 - You rent to multiple **BAD** tenants

Tenant sells drugs from your unit.

Abatement meets with you and tenant.

1. Unit goes on annual inspection cycle

You evict the tenant.

You rent to new tenant and do not do a background check

2nd tenant sells drugs the next month.

If you do background checks the abatement officer may give slack.

1. You are assessed \$250 fee.
2. You are charged lots of admin fees

You evict the tenant.

You rent to new tenant and do not do a background check

3rd tenant sells drugs the next month.

1. You are assessed \$500 fee.
2. You are charged lots of admin fees

Nuisance Scenarios for Proposed model

Scenario 6 – Good Tenant hires bad employee

Tenant goes on vacation and hires a dog walker while they are gone

Hired dog walker gets in road rage on the way over and is charged with 'misdemeanor assault' on your rental front lawn

You get notified within 24 hours that you have a 'founded call' registered against you. Already had 2 points

Tenant fires Dog walker

You plead your case with Nuisance Abatement. They may agree to not classify you as nuisance

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Scenario 7 – Revoke your ability to rent a unit

Nuisance Abatement revokes your ability to rent a unit due to your lack of support abating a property

You sell your unit or hire a Property Manager to manage it as part of nuisance abatement plan

The new owner or Property Manager can now rent this unit