



Protecting the Landlord— For a Change

If you are a landlord, here is some news: tenants have more rights than you do. While you may have a constitutional right to own property, that is about where the legal protections for a landlord end. It may not be right or fair, but that is the way life is sometimes.

An unprotected landlord faces many potential obstacles and costly pitfalls. Failing to accurately comply with Wisconsin law can result in a landlord paying the tenant double damages and attorney fees. Faced with these costs, a knowledgeable attorney by your side becomes an inexpensive proposition.

How Epiphany Law Can Help

Wisconsin law protects tenants against landlord abuse. That is a noble cause. However, there are very few laws that protect landlords from tenant abuse. That is where Epiphany Law steps in. Our attorneys understand how to protect the landlord's rights the same way the Wisconsin legislature protects the tenant's rights.

Epiphany Law will protect your interests as a landlord. The first step is to make sure all of your leases comply with Wisconsin law and that they are enforceable to help avoid the costly result of non-compliance. Additionally, Epiphany Law's legal expertise will help you maneuver through the eviction and Small Claims Court process when necessary. While an ounce of prevention is worth a pound of cure, when you need the pound of cure, Epiphany Law will provide it.



Know Your Rights

Q Are non-standard rental provisions valid in Wisconsin?

A The short answer to this question is yes. However, non-standard rental provisions must be both correctly drafted and initialed by the tenant in order to have the provisions held valid.

Q Is a lease rendered unenforceable if the lease contains a provision contrary to Wisconsin law?

A Yes. If your lease was purchased at an office supply store or simply downloaded from the internet, the likelihood is that it contains provisions that are in violation of Wisconsin law. The result is that the entire lease is likely unenforceable.

Q If I have a tenant that is not paying rent, how do I get the tenant out?

A Wisconsin law requires that, upon default, certain notices must be sent to the tenant. If the tenant continues to not pay and refuses to vacate, you are left with no choice but to undertake a Small Claims Court eviction action.

In court, there are specific rules and procedures that must be followed to successfully evict a tenant. If done properly, the court will order the sheriff to remove the tenant.

However, it is imperative that you seek competent legal counsel in this process to ensure that your rights as the landlord are protected. Remember, the way you make money is to get the rental property back and re-rented as quickly as possible. Epiphany Law has the expertise to maximize your interests by accomplishing this goal.

Rely on Epiphany Law as your source of business law expertise for your growing organization.



P. 920-996-0000 | F. 920-996-0001 | Toll. 800-297-8613
www.epiphanylaw.com