



LANDLORD – TENANT Mediation Program

MEDIATEMILWAUKEE

414-939-8800

mediatemilwaukee.com
apply@mediatemilwaukee.com

What is Mediation?

Mediation is a free service for tenants & landlords in Milwaukee County.

Mediation is a confidential meeting where a landlord and tenant work with a trained mediator who helps them find solutions to problems they're having.

When and What to Mediate?

Sooner is better, but you may mediate at any time to address these issues:

- Rent payment missed, late, or partial
- Maintenance, repairs, pests
- Broken lease agreement
- Communication issues
- Disruptive behavior / 911 calls
- and more...

How do I request Mediation?

Call MEDIATEMILWAUKEE at 414-939-8800 or email apply@mediatemilwaukee.com.

** Or if MEDIATEMILWAUKEE is in court the day of your eviction hearing you may ask for mediation when you check in with the clerk or meet with the commissioner.**

How do I learn more about Landlord-Tenant Mediation?

Visit our website at www.mediatemilwaukee.com/tenants-landlords.

MEDIATE MILWAUKEE

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Before Filing for Eviction—Mediate

Mediation is a free service available to Landlords and Tenants.

Trained mediators help landlords and tenants find solutions to problems they're having related to the rental property or rental agreement.

Why MEDIATE Before Filing?

- **Save Time**—Landlords and tenants can set an appointment for mediation. Avoid an afternoon in Small Claims Court or returning multiple times.
- **Save Money**—Avoid court filing fees. Mediation is FREE & quick. Time is money.
- **Privacy**—Mediation is Private and Confidential. No speaking in open court. No record on CCAP.
- **Control Outcome**—Mediation is Voluntary. With the mediator's help, landlords and tenants decide their own solution, rather than Court deciding.
- **Maintain Legal Rights**—Mediated agreements are enforceable in court. If no agreement is reached, parties may still go to court.

Mediation is also available the afternoon of the eviction hearing. However, the opportunity to save time, money & maintain privacy is greatest before filing.

**Call 414-939-8800 to request mediation,
or for more information.**

The Red Flags of Housing Discrimination

If illegal discrimination is often subtle,
how does someone know if they are experiencing it?

The following are possible indicators of discriminatory treatment in the rental, sales and homeowners insurance markets:

1. You are told no housing units are available, but you continue to see ads for the property
2. A housing provider gives you confusing or contradictory information about housing costs or availability
3. You are told of very long waiting lists for housing
4. A housing provider doesn't return your phone calls
5. An apartment complex or condominium development is not physically accessible to you
6. Your family is told they can only live on the first floor of a building because there are children in your household
7. You are told of rental terms and conditions that seem unusual, or especially restrictive or stringent
8. You feel that you've been directed to a particular area of a complex, or a specific part of a building - perhaps an area where most tenants are people with children, people with disabilities, or people of color
9. You are shown only units in disrepair
10. A housing provider questions the type of income you have (especially income related to a disability), in addition to asking about income amounts
11. You see a discount or "special" advertised, but it's not offered to you
12. You tell a housing provider that you have a service animal, and s/he tells you "no pets" are allowed

(over)

13. Many tenants with children or many people of color have their leases non-renewed around the same time, perhaps at the time a housing complex undergoes a change in management
14. A real estate agent shows you homes only in certain areas, ignoring your stated preferences about what neighborhoods or areas you'd like to visit
15. A insurance agent gives you information only about the Wisconsin Insurance Plan, and does not tell you about other insurance products
16. An insurance agent offers insurance coverage for the market value of your home, not coverage for the home's replacement value
17. An insurance agent tells you your home isn't eligible for coverage based on its age or its value

Questions?

**Call 414-278-1240 or
1-877-647-3247 (a toll-free complaint intake line),
or visit www.fairhousingwisconsin.com.**

*The Metropolitan Milwaukee Fair Housing Council provides
services throughout Wisconsin.*

*If you need materials in alternate formats or other accommodations to
access our services, please call 414-278-1240.*



Fair Housing Laws: Know Your Rights

<p>Federal Fair Housing Act Protected Classes</p>	<p>Wisconsin Open Housing Law Protected Classes</p>	<p>Local Fair Housing Ordinances Protected Classes</p>
<p>Federal law makes it illegal to discriminate in housing because of:</p> <p>Race – A person’s race or the race of persons with whom one associates.</p> <p>Color – A person’s skin color.</p> <p>Sex – A person’s sex, including sexual harassment or intimidation.</p> <p>National Origin – The country of one’s birth and/or the nationality of one’s ancestors.</p> <p>Religion – A person’s religious beliefs or denominational affiliation.</p> <p>Disability/Handicap – A physical or mental impairment that substantially limits one or more major life activities.</p> <p>Family/Familial Status – Household composition, including the presence of children.</p>	<p>State law includes all federal protections, plus the following additional classes:</p> <p>Age – Persons 18 years of age and older.</p> <p>Ancestry – The country of one’s birth and/or the nationality of one’s ancestors.</p> <p>Marital Status – Married, single, divorced, widowed or separated.</p> <p>Lawful Source of Income – A person’s legal means of income, including such subsidized forms as Social Security, Food Stamps, Unemployment Compensation, etc.</p> <p>Sexual Orientation – Heterosexuality, homosexuality and bisexuality.</p> <p>Domestic Abuse, Sexual Assault and Stalking Victims – Persons who have been or are victims of domestic abuse, sexual assault or stalking.</p>	<p>The City of Milwaukee and Milwaukee County have these additional protected classes:</p> <p>Domestic Partnership – Having status in a domestic partnership.</p> <p>Gender Identity or Expression – A gender identity, appearance, expression, or behavior of an individual, regardless of the individual’s legal or biological sex at birth.</p> <p>Genetic Identity – Genetic information unique to an individual, including results of genetic tests (City of Milwaukee only).</p> <p>Homelessness – The status of lacking housing, including being a resident of transitional housing or a supervised temporary living facility (City of Milwaukee only).</p> <p>Military Service – Past or present membership in the military (City of Milwaukee only).</p> <p>Receipt of rental or housing assistance – Any form of financial contribution from a third party, including but not limited to housing choice vouchers, commonly known as Section 8 (Milwaukee County only).</p>



Questions? Call 414-278-1240 or 1-877-647-3247 (outside the 414 area code) more information, or visit www.fairhousingwisconsin.com

If you need materials in alternate formats or other accommodations to access our services, please call 414-278-1240.

MEDIATEMILWAUKEE
Mediation Request Form

(414) 939-8800
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Please provide the following information:

Property Address:

Street Address	Unit	City	ZIP

	Name(s)	Phone #	Email
Tenant			
Landlord			
Property Manager			

Briefly tell us why you are requesting mediation:

We encourage tenants and landlords to mediate rather than going to court, but we can mediate even when a court case has been filed. Please let us know the following:

Notice Served? Yes No **If yes, was it a:** 5-day 14-day 28-day
Eviction Filed? Yes No **If yes, Case #** _____

How did you hear about us?

DNS Community Advocates Judge/Commissioner
 Legal Aid Legal Action / Eviction Defense Website – Ours, County, Other
 Other _____

Demographic Information:

Female head of household: Yes No
 #in household: _____
 Yearly household income:

Race:

American Indian or
 Alaskan Native
 Asian
 Black or African American
 Native Hawaiian or Other Pacific Islander
 White

Ethnicity:

Hispanic or Latino
 Not Hispanic or Latino

I am requesting mediation. I understand that mediation is a voluntary and confidential process. I understand that the mediation program and the mediator do not give legal advice.

 Signature

 Printed Name

 Date

