



Landlord Collections Case Study

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Client

Landlord

Practice Groups Involved

Collections

Client Problem/Case Background

When residential tenants vacated a home they had rented for several years they owed several months back rent to the landlord. In addition, significant damage had been done to the premises by the tenants, requiring the landlord to incur expenses for the cleaning and repair of the premises. The tenants failed to pay the back rent to the landlord and refused to pay for the damages to the home.

DBL Resolution

DBL was able to locate the tenants' new home address as well as employment information through use of various resources available to the firm. The tenants did not respond to demand letters issued by the law firm for payment of the delinquent amounts owed to their landlord. The client then authorized the firm to file a lawsuit on their behalf to collect the back rent and recover the amounts spent by the landlord to clean and repair the premises. A judgment was ultimately obtained against the tenants for the full amount owed to the landlord, plus post-judgment interest and their attorney fees that were permitted under the terms of the lease agreement that the tenants had signed. A wage garnishment was filed by the firm on behalf of the landlord and the full amount owed to the landlord, plus the post-judgment interest and attorney fees, was recovered through deductions from each of the tenant's paychecks.

Highlight of Firm's Capabilities

DBL represents a wide range of clients in collections matters. From hospitals and regional banks to individual residential landlords and small businesses, DBL can assist its clients in collecting debts both large and small.