

# Help with Housing Conditions and Rent Abatement in Milwaukee County

- If something in your rental unit is broken, unsafe, or not working properly, and your landlord hasn't fixed it, you may have the right to withhold part of your rent. This is called rent abatement. It means you might not have to pay the full rent if the issue affects your health, safety, or ability to live in the unit. You do not need a written lease to qualify for rent abatement.
- **Important: You should never withhold 100% of your rent, even if the problem is serious. Always keep paying a portion of your rent to avoid eviction.**
- Below is a list of resources that can help you understand your rights and take steps to fix the problem.
- Scan the QR code for rent abatement information and paperwork for the abatement process.



## LEGAL RESOURCES

### Legal Aid Society of Milwaukee

- Conditions and Repairs: limited advice available for tenants who need repairs that their landlords are not making. Tenants can apply online at [legalaidsociety.com/intake](http://legalaidsociety.com/intake)

### Legal Action of Wisconsin

- If you are facing eviction, or the threat of eviction because you spoke up about housing conditions, visit the Eviction Defense Project on Mondays, Wednesdays, and Fridays at the Milwaukee Co. Courthouse, Room 406 at 12:30PM. For more info, call (414) 278-7722.
- If you live in subsidized housing, or live in 53212, Lindsey Heights, Clark Square, or Layton Boulevard West, and have housing conditions issues, contact us at (855) 947-2529, to see if you are eligible for services.

### Mediate Milwaukee,

#### a project of the Milwaukee Justice Center

Provides free landlord-tenant mediation to people in Milwaukee County to help parties come to an agreement to address a variety of issues, including housing conditions. <https://www.mediatewisconsin.org/tenants/>

### Marquette Volunteer Legal Clinics

Brief legal advice on a variety of housing issues, including conditions and rent abatement. Volunteers assist clients in completing requests for repairs and in determining whether rent abatement is appropriate.

[www.marquettelegalclinic.org](http://www.marquettelegalclinic.org)

## COMMUNITY & GOVT. RESOURCES

### Department of Neighborhood Services (DNS)

- DNS can order landlords to fix problems.
- If the landlord doesn't fix the problem, rent withholding may be allowed.
- If the problem makes your home unsafe or hard to live in, rent abatement may be allowed.

### Milwaukee Health Department

- Provide education/awareness on lead safe cleaning practices, and may be able to provide access to cleaning supplies.
- For qualifying tenants, provide lead hazard reduction and nursing case management.
- Access to funding for eligible residents to help reduce lead hazards.

### Community Advocates

- Informs tenants/landlords of rights and responsibilities (via phone, walk-ins, & trainings). Assists tenants with the rent abatement process and provides tenants with rent abatement forms, each month that they have open interior violations.
- Provides tenants with housing resources, info on giving proper notice.
- Provides listings of vacancies, prospective landlords/property owners, management companies

### Rental Housing Resource Center

- This centralized hub connects tenants, landlords, and homeowners with housing resources, education, and referrals.
- RHRC offers referrals, and guides clients to partner agencies who can assist with issues related to habitability or rent disputes.