

The Looming Eviction Crisis Could Be Driven In Part By PPP Profiteers

SUMMARY: On September 1, 2020, Trump announced a [four-month halt to evictions](#). But the announcement came with no financial aid for renters and no-long term solution. Representative Maxine Waters cautioned that “[evictions are only being delayed, not prevented](#),” and housing experts warned that the eviction crisis was only “[picking up speed](#).”

With renters fearing eventual “[sky-high past-due balances](#),” it should not go unnoticed that some companies have set the stage for ensuing evictions. That list of companies includes ones that have gotten millions of dollars in government aid during the pandemic. At least three of the rental firms that were each **given between \$5 and \$10 million dollars** in Paycheck Protection Program (PPP) loans have been busy filing eviction and debt collection lawsuits against struggling tenants during the pandemic:

- **CAPREIT**, a major apartment complex owner that has taken up to [\\$10 million in PPP funds](#) and has gloated how it could “[charge max rents](#)” in low-income properties, has filed at least two evictions cases in Maryland and what appear to be 32 debt collection cases against tenants in Virginia. The previous expiration date for evictions in Virginia had been September 7 and Maryland’s expired July 25.
- **Redwood Living Inc.**—which has poured nearly \$27,000 into GOP Campaigns—took up to [\\$10 million in PPP money](#) as it filed at least four evictions against Ohio tenants. Ohio did not set a statewide eviction moratorium so evictions could proceed after the national moratoriums expired.
- **McKinley Companies, LLC** took up to [\\$10 million from the PPP](#) as it filed at least seven eviction cases against Florida tenants. Florida’s eviction moratorium had been set to expire September 1.

Without a long-term solution, tenants of these companies are potentially being set up for evictions early next year. Congress and the Trump administration must put in place a long-term solution for them.

Apartment Profiteer CAPREIT Is Filing Eviction And Debt Collection Lawsuits Against Tenants After Taking Up To \$10M In Pandemic Aid

Major Apartment Operator CAPREIT Has Taken Up To \$10 Million In Emergency Loans Meant For Small Businesses Struggling During The Pandemic.

CAPREIT, A Major Apartment Owner That Claims To Have Been Involved In Over 200 Complexes, Took Up To \$10 Million In Paycheck Protection Program (PPP) Money Meant For Struggling Small Businesses.

CAPREIT Operating Limited Partnership Took Up To \$10 Million In Paycheck Protection Program Money. CAPREIT Operating Limited Partnership, Located At 11200 Rockville Pike Ste 100 Rockville, MD 20852, received a Paycheck Protection loan program valued at \$5 to \$10 Million. [Accountable.US, accessed [08/27/20](#)]

- **The Paycheck Protection Program (PPP) Was Intended To Help Keep Workers Employed During The Pandemic, Offering Forgivable Loans To Employers Who Used The Program’s Loans To Maintain Payroll.** “The Paycheck Protection Program was designed to help small business weather the coronavirus pandemic while keeping their workers employed. But government data suggests that hundreds of thousands of businesses across the country got access to funds without indicating how many jobs would be saved. [...] The loans distributed through the program were partially or fully forgivable depending on how much of the proceeds were used to keep employees on payroll.” [MarketWatch, [07/09/20](#)]

CAPREIT, Located At The Same Address, Is “One Of The Nation’s Leading Multifamily Housing Companies,” Claiming To Have Been Involved In 200 Complexes Totaling Over 40,000 Units. “CAPREIT is a fully integrated real estate operating company that owns and manages apartment communities throughout the United States with executive offices in suburban Washington D.C. and center city Philadelphia. By combining extensive expertise in the management of rental housing with strong financial resources, we continue to thrive and increase the performance of our portfolio. Since inception, CAPREIT has become one of the nation's leading multifamily housing companies. Throughout our history, CAPREIT has been involved in more than 200 multifamily communities, comprising over 40,000 apartment residences.” [CAPREIT, accessed [08/27/20](#)]

- **CAPREIT’s Address Is 11200 Rockville Pike, Suite 100 Rockville, MD 20852.** [CAPREIT, accessed [08/27/20](#)]

CAPREIT Has Benefited From Federal Tax Breaks To Help Low-Income Renters While It Has Increased Costs For Tenants—And The Firm’s President Has Discussed How To “Charge Max Rents” By Keeping Units Empty And How To Get Up To \$90 More From Tenants.

CAPREIT Has Heavily Invested In Properties Eligible For The Low-Income Housing Tax Credit (LIHTC), Which The Government Accountability Office (GAO) Found To Be Vulnerable To Fraud Due To Lax Oversight.

January 2017: CAPREIT “Really Doubled Down” On Acquiring Low-Income Housing Tax Credit (LIHTC) Properties, Acquiring 978 Units For \$68.5 Million. “The company has pursued low-income housing tax credit (LIHTC) properties on a one-off basis and then it really doubled down on the asset class last summer when it acquired a five-community, 978-unit portfolio of income-restricted properties for \$68.5 million.” [CAPREIT, [01/10/17](#)]

- **The LIHTC Is The “Nation’s Largest Housing Construction Program For Low-Income Renters.”** “The LIHTC is the nation’s largest housing construction program for low-income renters.” [PBS, [09/19/18](#)]

September 2018: The Government Accountability Office (GAO) Issued A Report Finding The \$8 Billion LIHTC Program Was Susceptible To Fraud Due To Lax Oversight. “A government watchdog report released yesterday is raising questions about an \$8 billion dollar taxpayer program meant to help house the poor. The report by the Government Accountability Office found that the Low Income Housing Tax Credit program (LIHTC) is vulnerable to fraud because of a lack of oversight and data on costs.” [PBS, [09/19/18](#)]

As Of September 2018, Around 20 Million Families Were Considered “Rent Burdened,” With Rents Exceeding 30% Of Their Incomes. “About 20 million families are what housing experts call ‘rent burdened,’ meaning they pay more than 30 percent of their income to keep a roof over their head. Of those, 11 million pay more than half of their income in rent.” [PBS, [09/19/18](#)]

CAPREIT’s President Has Said The Firm Keeps Its LIHTC Properties At Less Than 100% Occupancy To “Charge Max Rents” And Has Pointed Out Other Owners Who Could Charge Tenants Up To \$90 More.

CAPREIT President Andrew Kadish Said CAPREIT Operates Its LIHTC Properties At Less Than 100% Occupancy In Order To “Charge Max Rents.” “Many LIHTC property managers want to make sure they’re operating at 100% occupancy, Kadish says, but he contends that’s where they’re wrong. By doing so, he argues, they’re leaving money on the table. ‘I can’t tell you how many times we hear them say, ‘We’re at 100% occupancy and I have a two-year wait list.’ That’s great and all, but I’d much rather operate at a 95% to 96% occupancy and charge max rents,’ he says. CAPREIT sees an attractive spread between the rents being charged and what people can pay for those units.” [Multifamily Executive, accessed [07/11/16](#)]

- **Andrew Kadish Has Been CAPREIT’s President Since January 2015.** “Andrew Kadish, who took over as president of Rockville, Md.–based CAPREIT in January 2015, didn’t grow up to be a firefighter or teacher, but he still thinks about those people who did and realized their dream—on a daily basis.” [Multifamily Executive, accessed [07/11/16](#)]

Kadish Noted Smaller LIHTC Property Managers Charge Tenants \$50-\$90 Less Than They Could. “Aside from preserving affordable housing in a market starved for it, the company sees some pretty good upside on the bottom line. Many LIHTC properties are operated by smaller firms who manage for occupancy, but leave money on the table in the process—charging below-market tax-credit rents. Kadish says he often sees smaller operators charge \$50 to \$90 less than they could. But beyond that, as the multifamily industry in general sees a glut of Class A new construction come online, affordable properties should benefit from a trickle-down of demand.” [Housing Finance, [04/22/16](#)]

Although CAPREIT Claims It Strives To “Be The Best” To It Tenants, Costs Have Typically Gone Up For Renters After CAPREIT Acquires Their Apartments.

Costs For Tenants Have Reportedly Gone Up After CAPREIT Acquires Properties. “While costs typically go up for residents when CAPREIT acquires a property, Dick Kadish says those residents also get a nicer living space.” [Multifamily Executive, accessed [07/11/16](#)]

CAPREIT Claims It Aspires To “Be The Best” To Its Residents. “We pride ourselves in our five core values that push us to be the best to our employees, our investors, our vendors and, most importantly, our residents.” [CAPREIT, accessed [08/27/20](#)]

CAPREIT’s President: “It Really Does Add To The Bottom Line” To Charge LIHTC Tenants For Extra Amenities.

Kadish Said “It Really Does Add To The Bottom Line” To Charge LIHTC Tenants For Amenities, Saying “We’re Making A Very Healthy Cash-On-Cash Return Pretty Much On Most Of Our Tax-Credit Communities.” “There are also amenity fees CAPREIT can tack on, like laundry or valet trash service. ‘It really does add to the bottom line,’ Kadish says. ‘While we can’t charge \$5,000 for a two-bedroom like some of these Class Triple A’s, we’re making a very healthy cash-on-cash return pretty much on most of our tax-credit communities.’ [Multifamily Executive, accessed [07/11/16](#)]

CAPREIT’s President: “It Truly Is Sometimes A Burden Having To Comply With A Tremendous Amount Of Regulatory Oversight.”

Andrew Kadish Said, “It Truly Is Sometimes A Burden Having To Comply With A Tremendous Amount Of Regulatory Oversight.” “It’s much harder to build affordable housing, Andrew says, due to government regulation. ‘It truly is sometimes a burden having to comply with a tremendous amount of regulatory oversight,’ he says. ‘[There’s] a tremendous amount of documentation and paperwork in order to manage the responsibility.’ [Multifamily Executive, accessed [07/11/16](#)]

CAPREIT’s Virginia Complexes Have Filed 16 Garnishment Cases And Potentially 16 More Debt Collection-Related Cases, Despite The State Supreme Court Blocking Most Garnishment And Debt Collection Lawsuits.

Virginia’s Eviction Moratorium Is Set To End On September 7, 2020, After Lapsing From June 28 To August 10, 2020.

Virginia Had A Moratorium Against Evictions Until June 28, 2020—Later Extending It From August 10, 2020 To September 7, 2020. “Virginia Attorney General Mark Herring announced Friday afternoon the Supreme Court of Virginia had decided to reinstate a moratorium on evictions between Aug.10 and Sept. 7. Under the order, the issuance of writs of evictions, or the documents delivered to tenants that order them to vacate their properties, will be suspended in Virginia. However, the order will only apply to evictions that are related to a tenant’s failure to pay rent. The supreme court had previously decided to ban evictions in Virginia, at the request of Gov. Ralph Northam, through June 28. After that ban expired, Northam once again requested the supreme court halt the eviction process.” [WUSA, [08/07/20](#)]

In Virginia, Landlords May File Garnishment Cases Against Tenants, But The State’s Supreme Court Has Blocked Courts From Ordering Garnishments And Has Halted Most Debt Collection Lawsuits.

In Virginia, Landlords May File Garnishment Cases Against Tenants. “For example, let’s say your business pays Jim, an employee, \$480 weekly in wages after taxes and other withholdings. Now, let’s say Jim’s landlord obtains a judgment for \$5,000 in unpaid rent against Jim, files a garnishment action, and has a garnishment summons served on your business. From the moment of service, your business owes \$120 of Jim’s wages for that week to the landlord (calculation described in the following point). Unless you, your business’ representative, or an attorney file a timely written answer, appear on the return date, or pay into the court, the landlord may move the court to order you to appear and show cause as to why your business should not be held in contempt of court.” [Lynchburg Business, [02/01/16](#)]

March 16, 2020: Virginia's Supreme Court Suspended All Non-Emergency Civil Lawsuits, Later Clarifying Its Suspension Includes Debt Collection Lawsuits And Most Garnishments.. "Beginning March 16, the Virginia Supreme Court suspended all nonemergency civil cases, and 11 days later, the court clarified that the nonemergency category includes debt lawsuits. Upon learning that some trial courts were ignoring these directives, Chief Justice Donald Lemons issued a memorandum reminding the general district courts that no garnishments were to be ordered and that 'for garnishments issued before or after March 16, 2020, where a garnishment exemption is requested, that hearing should be considered an emergency hearing and should be heard either by electronic audio-visual or telephonic communication or by telephone.' In other words, the Virginia Supreme Court not only halted debt lawsuits but, like Minnesota, also prioritized as urgent the ability of consumers to seek exemptions from garnishments that would sap their wages and bank accounts in the face of unemployment and other economic hardship stemming from the coronavirus." [Pew Charitable Trusts, [08/10/20](#)]

CAPREIT's The Glenss At Millers Lane Complex In Virginia Has Filed At Least 1 Garnishment Case Since COVID-19 Was Declared A National Emergency.

CAPREIT Owns The Glenss At Millers Lane Apartment Complex, Located At 4700 Millers Ln Henrico, VA 23231. [CAPREIT, accessed [08/27/20](#)]

- **On March 17, 2020, Varina Station Partnership, Doing Business As The Glenss At Millers Lane, Filed A Garnishment Case In Virginia's Henrico General District Court.** [Henrico General District Court Case No. GV15021021-03, [03/17/20](#)]

CAPREIT's Lieutenants Run Complex In Virginia Has Filed At Least 2 Garnishment Cases Since The National Emergency Began.

CAPREIT Owns The Lieutenants Run Apartment Complex, Located At 102 Lieutenants Run Dr Petersburg, VA 23805. [CAPREIT, accessed [08/27/20](#)]

- **On July 17, 2020, Lieutenants Run LP Filed A Garnishment Case In Virginia's Petersburg General District Court.** [Petersburg General District Court Case No. GV10005292-05, [07/17/20](#)]
- **On August 14, 2020, Lieutenants Run LP Filed A Garnishment Case In Virginia's Petersburg General District Court.** [Petersburg General District Court Case No. GV18002796-06, [08/14/20](#)]

CAPREIT's Timber Ridge Complex In Virginia Has Filed At Least 8 Garnishment Cases Since The National Emergency Began.

CAPREIT Owns The Timber Ridge Complex, Located At 3500 Goldenfield Ln Fredericksburg, VA 22408. [CAPREIT, accessed [08/27/20](#)]

- **The Complex Is Also Known As Timber Ridge Townhomes.** [Timber Ridge Townhomes, accessed [08/27/20](#)]
- **On May 22, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV13006196-03, [05/22/20](#)]
- **On May 22, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV17003835-02, [05/22/20](#)]

- **On May 22, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV19004202-01, [05/22/20](#)]
- **On May 26, 2020 Timber Ridge Townhomes LP Filed A Garnishment Cases In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV13006377-02, [05/26/20](#)]
- **On June 29, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV19003262-03, [06/29/20](#)]
- **On August 13, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV13006193-03, [08/13/20](#)]
- **On August 13, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV18000409-02, [08/13/20](#)]
- **On August 13, 2020, Timber Ridge Townhomes LP Filed A Garnishment Case In Virginia's Spotsylvania General District Court.** [Spotsylvania General District Court Case No. GV16004743-05, [08/13/20](#)]

CAPREIT's Patriots Crossing Complex In Virginia Has Filed At Least 5 Garnishment Cases Since The National Emergency Began.

CAPREIT Owns The Patriots Crossing Apartment Complex, Located At 432 Manor Rd Newport News, VA 23608. [CAPREIT, accessed [08/27/20](#)]

- **On March 20, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Garnishment Case In Virginia's Newport News Civil General District Court.** [Newport News-Civil General District Court Case No. GV19014267-01, [03/20/20](#)]
- **On March 20, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Garnishment Case In Virginia's Newport News Civil General District Court.** [Newport News-Civil General District Court Case No. GV19018911-01, [03/20/20](#)]
- **On April 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Garnishment Case In Virginia's Newport News Civil General District Court.** [Newport News-Civil General District Court Case No. GV18022373-02, [04/15/20](#)]
- **On August 19, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Garnishment Case In Virginia's Newport News Civil General District Court.** [Newport News-Civil General District Court Case No. GV19010842-02, [08/19/20](#)]
- **On August 19, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Garnishment Case In Virginia's Newport News Civil General District Court.** [Newport News-Civil General District Court Case No. GV19010852-02, [08/19/20](#)]

CAPREIT's Patriots Crossing Complex Has Also Filed What Appear To Be 16 Debt Collection Lawsuits, Winning Nearly \$12,000 As Of August 27, 2020.

In Virginia, “A Creditor Starts A Lawsuit In Circuit Court By Filing A Motion For Judgment,” Which May Be Served By A Deputy Sheriff. “How does a creditor file and serve a lawsuit? A creditor starts a lawsuit in General District Court by filing a Warrant in Debt. Although this court paper is called a ‘warrant,’ it is not used in a criminal case. It is used only in a civil (non-criminal) case. A creditor starts a lawsuit in Circuit Court by filing a Motion for Judgment. Court papers must be served (legally delivered) on you. This may be done three different ways:

- Given to you in person, usually by a Deputy Sheriff.
 - Given to a member of your household, usually by a Deputy Sheriff. The household member must be 16 or older. The person serving the court papers must explain what they are.
 - Posted on your front door and then mailed to you by first class mail.”
- [Virginia Legal Aid Society, accessed [08/27/20](#)]

On June 29, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007708-00, [06/29/20](#)]

On July 16, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007709-00, [07/16/20](#)]

On July 16, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007710-00, [07/16/20](#)]

On July 16, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007711-00, [07/16/20](#)]

On July 16, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007712-00, [07/16/20](#)]

On June 30, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007923-00, [06/30/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007924-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Decided In Favor Of Patriots Crossing Apartments For \$3,654.05.** [Newport News-Civil General District Court Case No. GV20007924-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007925-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Decided In Favor Of Patriots Crossing For \$2,206.30.** [Newport News-Civil General District Court Case No. GV20007925-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007926-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Dismissed.** [Newport News-Civil General District Court Case No. GV20007926-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007927-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007928-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Decided In Favor Of Patriots Crossing Apartments For \$1,266.56.** [Newport News-Civil General District Court Case No. GV20007928-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007929-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Dismissed.** [Newport News-Civil General District Court Case No. GV20007929-00, [07/15/20](#)]

On July 15, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20007930-00, [07/15/20](#)]

- **On August 18, 2020, The Case Was Decided In Favor Of Patriots Crossing Apartments For \$4,717.05.** [Newport News-Civil General District Court Case No. GV20007930-00, [07/15/20](#)]

On August 11, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20008824-00, [08/11/20](#)]

On August 12, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20008825-00, [08/12/20](#)]

On August 27, 2020, BPMS Woodview LLC, Doing Business As Patriots Crossing Apartments, Filed A Motion For Judgment In Virginia’s Newport News Civil General District Court. [Newport News-Civil General District Court Case No. GV20009563-00, [08/27/20](#)]

CAPREIT’s Maryland Complexes Appeared To Begin Filing Eviction-Related Cases Immediately After The State’s Eviction Moratorium Ended.

Maryland’s Eviction Moratorium Ended On July 25, 2020.

March 16, 2020: Maryland’s Governor Issued An Executive Order Prohibiting Courts From Ordering Evictions Of Tenants Affected By The Pandemic—The Moratorium Ended On July 25, 2020. “As for the State, Governor Hogan’s March 16, 2020 Executive Order prohibits Maryland courts from ordering the eviction of any tenant who can demonstrate, through objectively verifiable means, that the tenant suffered a substantial loss of income resulting from Covid-19 or the related proclamation of a state of emergency and catastrophic health emergency.” [Maryland Attorney General, [07/07/20](#)]

- **The Executive Order Did Not Prevent Companies From Filing New Eviction Lawsuits.** “At least 15 tenants in New Jersey and Maryland have been on the receiving end of lawsuits from Kushner-

owned properties even after both states declared states of emergency. Govs. Phil Murphy, D-N.J., and Larry Hogan, R-Md., have both called for a moratorium on evictions and courts have been closed, postponing hearing dates for a range of debt collection-related activities. The Maryland and New Jersey moratoriums on evictions, however, do not prevent debt collectors from filing new lawsuits.” [The Intercept, [04/04/20](#)]

- **The Moratorium Ended On July 25, 2020.** “Maryland’s moratorium on evictions comes to an end on July 25 when the federal “[Cares Act](#)” comes to an end. During the moratorium, landlords and agents were prohibited from filing a Failure to Pay Rent action.” [WUSA, [07/23/20](#)]

June 26: 2020, One Of CAPREIT’s Maryland Complexes Initiated An Eviction-Related Case After Appearing To Pause Such Filings As The Pandemic Grew.

CAPREIT Owns The Park Villas Apartment Complex, Located At 21295 Mayfaire Ln Lexington Park, MD 20653. [CAPREIT, accessed [08/27/20](#)]

On June 26, 2020, Park Villas Holdings, LLC, Located At The Same Address, Filed A “Failure To Pay Rent” Case Against A Tenant In Saint Mary’s County District Court. [District Court For Saint Mary’s County – Civil Case No. D-043-LT-19-001250, [06/26/20](#)]

- **Park Villas Holdings, LLC’s Address In The Filing Was 21295 Mayfaire Lane, Lexington Park, MD 20653.** [District Court For Saint Mary’s County – Civil Case No. D-043-LT-19-001250, [06/26/20](#)]

Park Villas Holdings, LLC’s Previous Failure To Pay Rent Case Appears To Have Been Filed On March 11, 2020, Before COVID-19 Was Declared A National Emergency. [District Court For Saint Mary’s County – Civil Case No. D-043-LT-20-000942, [03/11/20](#)]

- **COVID-19 Was Declared A National Emergency On March 13, 2020.** [The White House, [03/13/20](#)]

In Maryland, A Landlord May Use A “Failure To Pay Rent” Case To Seek Eviction. “Failure to Pay Rent. A landlord files this when he or she believes you owe back rent. The landlord can use this to seek EVICTION and possibly MONETARY DAMAGES for rent owed.” [Maryland Courts, accessed [08/19/20](#)]

July 2, 2020: CAPREIT Filed Another Eviction-Related Case.

CAPREIT Owns The Greenhills Apartment Complex, Located At 10577 Tralee Terrace Damascus, MD 20872. [CAPREIT, accessed [08/27/20](#)]

On July 2, 2020, Greenhills Apartments, LP, Located At The Same Address, Filed A Breach Of Lease Case Against A Tenant. [District Court for Montgomery County – Civil Case No. 060100083692020, [07/02/20](#)]

- **Greenhills Apartments, LP’s Address In The Filing Was 10577 Tralee Terrace, Damascus, MD 20872.** [District Court for Montgomery County – Civil Case No. 060100083692020, [07/02/20](#)]

In Maryland, A Landlord May Use A “Breach Of Lease” Case To Seek Eviction. “Complaint and Summons Against Tenant in Breach of Lease. A landlord files this when he or she believes the tenant has violated the lease. The landlord can use this action to seek EVICTION.” [Maryland Courts, accessed [08/19/20](#)]

Redwood Living Inc.—Which Has Poured Nearly \$27,000 Into GOP Campaigns—Took Up To \$10 Million In Pandemic Aid As It Filed Evictions Against Ohio Tenants

Redwood Living Inc., A Rental Home Company That Took Up To \$10 Million In PPP Money After Spending Nearly \$27,000 On GOP Campaigns, Has Filed Eviction Cases In Multiple Ohio Counties As Nearly 1.6 Million Ohioans Risk Losing Their Homes.

Redwood Living Inc., Which Builds And Manages Rental Homes, Took Up To \$10 Million In PPP Money.

Redwood Living Inc. Took A PPP Loan Valued At \$5 To \$10 Million. Redwood Living Inc., located at 750 E Pleasant Valley Rd Independence, OH 44131, took a PPP loan valued at \$5 to \$10 million. [Accountable.US, accessed [08/31/20](#)]

Redwood Apartment Neighborhoods, Based From The Same Address, “Builds And Manages Single-Story Apartment Homes.” “At first glance, Redwood is a company that builds and manages single-story apartment homes.” [Redwood Apartment Neighborhoods, accessed [08/31/20](#)]

- **The Address On Redwood’s Website Is Also 7510 East Pleasant Valley Road Independence, OH 44131.** [Redwood Apartment Neighborhoods, accessed [08/31/20](#)]

Redwood Living Inc. Has Filed At Least Three Eviction Cases Against Franklin County, Ohio Tenants Since Covid-19 Was Declared A National Emergency.

On June 16, 2020, Redwood Living Inc. Filed An Eviction Case Against A New Albany, Ohio Tenant. [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 015200, [06/16/20](#)]

- **On August 31, 2020, A “Writ Of Restitution Returned Showing Set Out Completed.”** [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 015200, [06/16/20](#)]
- **In Ohio, A Landlord That Wins An Eviction Case Obtains A Writ Of Restitution, Known As A “Red Tag,” To Be Hung On The Tenant’s Door.** “Franklin County will grant a continuance (generally up to one week) if the tenant asks for one (usually for the purposes of securing legal counsel). After the eviction hearing, the landlord applies for a writ of restitution (aka red tag). The bailiff will post the red tag within 2 business days of the eviction hearing/filing of application for the red tag. Once the red tag is posted, the tenant has 5 days to leave the premises (including weekends and holidays).” [Ohio Landlord Tenant, accessed [08/31/20](#)]
- **In Ohio, A “Set Out” Is Part Of The Process Of Removing A Tenant From A Property.** “A set out is where the bailiff meets the landlord and the landlord’s moving crew at the rental unit and removes the tenant and the tenant’s belongings from the premises.” [Andrew J. Ruzicho – Ohio Eviction Attorney, accessed [08/31/20](#)]

On March 17, 2020, Redwood Living Inc. Filed An Eviction Case Against A Blacklick, Ohio Tenant. [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 010242, [03/17/20](#)]

- **Redwood Succeeded In Having The Eviction Ordered, But It Expired After The County Failed To Serve It.** Redwood Living Inc. Successfully Had A Writ Of Restitution And Setout Issued On June 17,

2020 – The Writ And Setout Expired On August 31, 2020 After They Were Failed To Be Served. [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 010242, [03/17/20](#)]

On March 17, 2020, Redwood Living Inc. Filed An Eviction Case. [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 010294, [03/17/20](#)]

- **Redwood Living Inc. Dismissed The Case On April 6, 2020.** [Case Summary, Franklin County Municipal Court Case No. 2020 CVG 010294, [03/17/20](#)]

Redwood Living Inc. Has Filed At Least One Eviction Case Against A Fairfield County, Ohio Tenant.

On August 6, 2020, Redwood Living Inc. Filed An Eviction Case Against A Winchester, Ohio Tenant. [Case Summary, Fairfield County Municipal Court Case No. CVG2001726, [08/06/19](#)]

- **Redwood Living Inc. Dismissed The Case On August 31, 2020.** [Docket Entries, Fairfield County Municipal Court Case No. CVG2001726, [08/06/20](#)]

Ohio Has Yet To Issue A Statewide Eviction Moratorium, As Nearly 1.6 Million Ohioans Risk Eviction.

In Ohio, Each County Court Determined If And How It Would Delay Eviction Proceedings. “Late in March, the Ohio Supreme Court offered guidance to local courts, advising them to take measures to reduce courthouse traffic. Some municipal courts, though not all, reacted by delaying hearings and pausing most civil and criminal proceedings, including evictions. This move has kept renters in place for the time being, but as moratoriums don’t prevent a landlord from filing for eviction, this protection only delays the process. Each court sets their own rules independently.” [Greater Ohio Policy Center, [05/05/20](#)]

Ohio Had Not Issued A Statewide Eviction Moratorium, As Of August 15, 2020. “Bartlett explained Ohio never had a statewide moratorium on evictions but instead had a patchwork on moratoriums at local courts.” [Sandusky Register, [08/15/20](#)]

One Estimate Showed That Nearly 1.6 Million Ohioans In 689,000 Households Were At Risk Of Eviction During The Pandemic. “The COVID-19 Eviction Defense Project, a group founded in March to deal with questions about housing raised by the pandemic, issued a report on Aug. 6 claiming more than 29 million Americans in 13 million households could be at risk of eviction by the end of the year if conditions do not change. The group claims up to 689,000 Ohio households could be at risk of eviction, housing 1,585,000 people.” [Sandusky Register, [08/15/20](#)]

“Columbus, Ohio, Has Turned Part Of Its Convention Center Into An Evictions Court.” [Politico, [07/24/20](#)]

Redwood Living Employees Have Given \$26,747 To Republican Political Campaigns Since The 2016 Election Cycle.

Date	Recipient	Employer	Title	Amount
08/05/15	REPUBLICAN PARTY OF CUYAHOGA COUNTY FEDERAL CAMPAIGN COMMITTEE	REDWOOD LIVING	CEO	\$1,000.00
08/26/16	OHIO REPUBLICAN PARTY STATE CENTRAL & EXECUTIVE COMMITTEE	REDWOOD LIVING INC.	CEO	\$5,000.00
03/28/15	OHIO REPUBLICAN PARTY STATE CENTRAL & EXECUTIVE COMMITTEE	REDWOOD LIVING INC.	CEO	\$5,000.00

08/26/16	PORTMAN VICTORY COMMITTEE	REDWOOD LIVING, INC.	CEO	\$5,000.00
10/28/15	CARSON AMERICA	REDWOOD LIVING	SR. VP ACQUISITION	\$250.00
03/22/16	PORTMAN VICTORY COMMITTEE	REDWOOD LIVING, INC.	CEO	\$5,000.00
08/20/18	OHIO REPUBLICAN PARTY STATE CENTRAL & EXECUTIVE COMMITTEE	REDWOOD LIVING INC.	CEO	\$1,000.00
06/08/18	RENACCI FOR OHIO VICTORY FUND	REDWOOD LIVING	SENIOR VP	\$250.00
02/13/18	KEVIN BACON FOR CONGRESS	REDWOOD LIVING, INC.	SENIOR VICE PRESIDENT	\$250.00
03/06/18	KEVIN BACON FOR CONGRESS	REDWOOD LIVING, INC.	SENIOR VICE PRESIDENT	\$750.00
02/02/18	ANTHONY GONZALEZ FOR CONGRESS	REDWOOD LIVING	CEO	\$2,700.00
06/08/18	RENACCI FOR US SENATE	REDWOOD LIVING	SENIOR VP	\$250.00
01/17/18	RENACCI FOR US SENATE	REDWOOD LIVING	SENIOR VP	\$250.00
01/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
01/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$0.50
03/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
01/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$0.50
02/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
06/14/20	WINRED	REDWOOD LIVING	RISK MANAGER	\$20.00
04/14/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
06/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
06/12/20	WINRED	REDWOOD LIVING	RISK MANAGER	\$20.00
05/03/20	WINRED	REDWOOD LIVING	REAL ESTATE INSPECTION SPECIALIST	\$1.00
Total:				\$26,747.00

McKinley Companies, LLC Took Over \$10 Million In Emergency Loans As It Filed Evictions Against Florida Tenants

McKinley Companies, LLC Took Up To \$10 Million In PPP Money As It Filed At Least Seven Eviction Cases Against Florida Tenants, Many Of Which Are Still Pending As The State's Eviction Moratorium Expires.

McKinley Companies, LLC, Which Manages Residential Real Estate, Took Up To \$10 Million In PPP Funding.

April 10, 2020: McKinley Companies, LLC Took A PPP Loan Valued At \$5 to \$10 Million. McKinley Companies, LLC, located at 320 N Main Street Ann Arbor, MI 48104, took a PPP loan valued at \$5 to \$10 million. [Accountable.US, accessed [08/31/20](#)]

McKinley Companies Invests In And Manages Residential And Commercial Real Estate. [McKinley Companies, accessed [08/31/20](#)]

McKinley Companies' Azure Winter Park Apartments In Florida Has Filed At Least One Eviction Case Since COVID-19 Was Declared A National Emergency.

McKinley Companies Operates The Azure Winter Park Apartments In Winter Park, Florida. [McKinley Companies, accessed [08/31/20](#)]

On May 13, 2020, Azure Winter Park LLC Initiated An Eviction Case Against A Winter Park, Florida Tenant. [Complaint Florida Ninth Judicial District Court, Case No. 2020-CC-004969-O, [05/13/20](#)]

- **The Case Was Voluntarily Dismissed On May 19, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-004969-O, [05/13/20](#)]

The COVID-19 Pandemic Was Declared A National Emergency On March 13, 2020. [The White House, [03/13/20](#)]

McKinley Companies' Riva Apartments In Orlando, Florida Have Filed At Least Two Eviction Cases.

McKinley Companies Operates The Riva Apartments In Orlando, Florida. [McKinley Companies, accessed [08/31/20](#)]

On June 4, 2020, Waldengreen Acquisition LLC, Doing Business As Riva Apartments, Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial Circuit Court, Case No. 2020-CC-005417-O, [06/04/20](#)]

- **The Case Was Pending As Of August 31, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-005417-O, [06/04/20](#)]

On March 17, 2020, Waldengreen Acquisition LLC, Doing Business As Riva Apartments, Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial Circuit Court, Case No. 2020-CC-003792-O, [03/17/20](#)]

- **The Case Was Closed With An Order Approving A Settlement And/Or Stipulation On April 7, 2020.** [Case Summary, Florida Ninth Judicial Circuit Court, Case No. 2020-CC-003792-O, [03/17/20](#)]

McKinley Companies' Harbor Beach Apartments In Orlando, Florida Have Filed At Least Three Eviction Cases.

McKinley Companies Operates The Harbor Beach Apartments In Orlando, Florida. [McKinley Companies, accessed [08/31/20](#)]

On March 30, 2020, Harbor Beach Acquisition LLC Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial District Court Case No. 2020-CC-004129-O, [03/30/20](#)]

- **The Case Was Pending As Of August 31, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-004129-O, [03/30/20](#)]

On March 17, 2020, Harbor Beach Acquisition LLC Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial District Court Case No. 2020-CC-003804-O, [03/17/20](#)]

- **The Case Was Voluntarily Dismissed On March 18, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-004129-O, [03/17/20](#)]

On March 17, 2020, Harbor Beach Acquisition LLC Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial District Court Case No. 2020-CC-003781-O, [03/17/20](#)]

- **The Case Was Voluntarily Dismissed On March 27, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-003781-O, [03/17/20](#)]

McKinley Companies' Amalfi Apartments In Orlando, Florida Have Filed At Least One Eviction Case.

McKinley Companies Operates The Amalfi Apartments In Orlando, Florida. [McKinley Companies, accessed [08/31/20](#)]

On March 20, 2020, Amalfi Apartments LLC Initiated An Eviction Case Against An Orlando, Florida Tenant. [Complaint, Florida Ninth Judicial District Court Case No. 2020-CC-003933-O, [03/20/20](#)]

- **The Case Was Pending As Of August 31, 2020.** [Case Summary, Florida Ninth Judicial District Court Case No. 2020-CC-003933-O, [03/20/20](#)]

Ahead Of Florida's Eviction Moratorium Expiring On September 1, 2020, The State Had Thousands Of Pending Evictions...

Florida's Eviction Moratorium Was Set To Expire On September 1, 2020. "Gov. Ron DeSantis' moratorium on evictions and foreclosures during the coronavirus pandemic is set to expire early Tuesday." [Bay News 9, [08/31/20](#)]

As Of June 25, 2020, Florida Had More Than "2,600 Evictions Waiting To Be Processed." "With more than 2,600 evictions waiting to be processed in courts across Florida, a harbinger of the waves of residents who could soon lose their homes, housing advocacy groups are demanding that the governor once again extend the statewide eviction and foreclosure moratorium and provide funding for rental assistance programs." [Orlando Sentinel, [06/25/20](#)]

...And A Third Of The State's Adults Reported Missing Rent In June (Or Were About To) While Almost Half Said They Were Unemployed.

“More Than A Third Of Adults In Florida Have Reported That They Missed Last Month’s Rent Or Mortgage Payment, Or Said They Won’t Be Able To Pay Next Month’s [...]” “More than a third of adults in Florida have reported that they missed last month’s rent or mortgage payment, or said they won’t be able to pay next month’s, according to the U.S. Census Bureau’s most recent Household Pulse Survey, a snapshot of the toll the virus has had on communities that’s released every week.” [Orlando Sentinel, [06/25/20](#)]

“Nearly Half Also Said They Lost Employment, And One In Eight Said Their Households At Times Didn’t Have Enough Food To Eat In The Last Week.” [Orlando Sentinel, [06/25/20](#)]

Methodology

The purpose of this document was to determine if some of the multifamily residential companies that took PPP loans have begun evicting their tenants.

Accountable.US reviewed U.S. Small Business Administration PPP loan data to find companies that lease residential real estate, as identified by North American Industry Classification System (NAICS) code 5311.

To determine relevant PPP recipients for this review, Accountable.US reviewed a selection of the top loan recipients from this sector (receiving \$5 to \$10 million) to determine specific information about their rental properties, including names, addresses, and state locations.

Accountable.US then searched for eviction related filings and/or landlord-tenant lawsuits filed by these entities in relevant state and county court databases. Court searches included variants of parent company names, individual property names, and potential LLC names (i.e., those named after the property’s address).

Accountable.US then reviewed state-specific eviction processes to confirm that filings found through court searches were indeed part of the evictions process. Additional filings concerning landlord-tenant debt collection lawsuits were added to this review to demonstrate added pressure these firms were putting on tenants. This review included research on state-specific moratoria against evictions to see if firms were filing cases in violation of state orders.

For background on each company’s history of bad actions and/or tenant abuse, Accountable.US reviewed relevant news clips. For background on each company’s ties to the Trump administration, Accountable.US reviewed Federal Election Commission data for political contributions and relevant news clips.