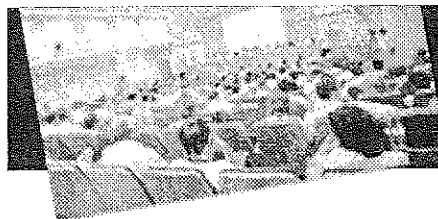


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2nd Annual

Landlord- Tenant Law



**Onalaska/La Crosse, WI
November 9, 2011**

Presented by:

Bernardo Cueto

- *Fehr Law Office*

Kara M. Burgos

- *Moen Sheehan Meyer, Ltd.*

Rick Niemeier

- *Arndt, Buswell & Thorn S.C.*

Joshua Deak Swanson

- *Law Office of Heidi M. Eglash, LLC*

(See complete biographies inside)



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See inside for details.

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WHO SHOULD ATTEND

- Attorneys:
 - Landlord-Tenant
 - Real Estate
 - Evictions
 - General Practice
 - Litigation
- Property Managers
- Developers
- Building Owners
- Leasing Agents
- Landlords & Tenants
- Other Real Estate Professionals

SEMINAR HIGHLIGHTS

- Draft better leases
- The eviction process from beginning to end
- Know the landlord and tenant obligations
- A practical approach to security deposit issues
- Resolve disputes through mediation and resolution
- What to do when tenant or landlord files bankruptcy
- Ethical considerations

MEET THE FACULTY

BERNARDO CUETO, with Fehr Law Office in Onalaska, focuses his practice on landlord-tenant law, organizing businesses, wills, employment law, and civil rights. Before joining his current firm, Mr. Cueto assisted all five judges with legal research as the only Judicial Clerk in the La Crosse County Circuit Court. For the past two years, he has mediated Small Claims Court, including all evictions in La Crosse County. Mr. Cueto has been a frequent speaker on landlord-tenant law issues in Wisconsin and at the annual Wisconsin Apartment Association conferences. He is a member of the State Bar of Wisconsin, the La Crosse Area Young Lawyers Association, and the La Crosse County Bar Association. Mr. Cueto received his J.D., *cum laude*, from the University of North Dakota School of Law and his M.B.A., with distinction, from Marylhurst University in Oregon.

JOSHUA DEAK SWANSON, with the Law Office of Heidi M. Eglash, LLC in La Crosse, practices in the areas of bankruptcy-debt relief, contract dispute litigation, civil appeals, consumer protection, trusts, wills and estates, and internet-media law. He is a member of the State Bar of Wisconsin. Mr. Swanson received his B.A. from Viterbo University and his J.D., *cum laude*, from William Mitchell College of Law in St. Paul.

RICK NIEMEIER, a partner with Arndt, Buswell & Thorn S.C. in Sparta, practices in the areas of real estate, criminal, family, personal injury, worker's compensation, construction, municipal, and general litigation. He is a member of the Wisconsin Bar Association, the Monroe County Bar Association, the Wisconsin Area Criminal Defense Lawyers, the Monroe County Court Security and Facilities Committee, and the Solo and Small Firm Practice Committee of the State Bar of Wisconsin. Mr. Niemeier received his B.S. from the University of Wisconsin — River Falls and his J.D. from Hamline University School of Law.

KARA M. BURGOS, a partner with Moen Sheehan Meyer, Ltd. in La Crosse, works extensively with plaintiffs and defendants in many areas including landlord-tenant matters, family, civil, and business law as well as working with mentally ill developmentally disabled, and elderly populations. Ms. Burgos was selected by the Wisconsin Supreme Court to serve on the Special Preliminary Review Panel for the Office of Lawyer Regulation. This panel investigates ethical complaints against lawyers. She has authored several briefs which have been published in *Wisconsin Court of Appeals* and articles which have been published in scholarly journals. Ms. Burgos is a Court Commissioner for La Crosse County Circuit Court Judge Ramona A. Gonzalez. She is a member of the State Bar of Wisconsin, the La Crosse County Bar Association, and the Wisconsin Defense Counsel (board member since 2008). Ms. Burgos was voted by her peers as a Rising Star® in *Super Lawyers*® magazine in 2006, 2008, and 2010. Ms. Burgos received her B.A., *magna cum laude*, from Saint Bonaventure University and her J.D., *cum laude*, from Marquette University.

LANDLORD-TENANT LAW

DATE: Wednesday, November 9, 2011
REGISTRATION: 8:00 a.m.
PRESENTATIONS: 8:30 a.m. - 4:30 p.m.
LUNCH: (on your own) 12:00 - 1:00 p.m.

LOCATION:
Stoney Creek Inn La Crosse
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PROGRAM SUMMARY

This seminar covers the essential legal and practical aspects of landlord-tenant law. Our presenters are experts in the application of this information in the successful management of rental property. They are also accomplished and insightful speakers who can provide workable solutions to your problems. If you are involved in any aspect of property rentals, you will benefit from this seminar. **Be prepared!**

SEMINAR AGENDA

- I. Lease Provisions and Issues: Plan Ahead to Avoid Problems**
 - A. Case law and legislative updates
 - B. Fair Housing Act
 - C. Lease drafting consideration: forms, default and remedy clauses
 - D. Parties to the lease, assignment, and subletting
 - E. Liquidated damages and frequently contested issues
 - F. Guarantees
 - G. Options to renew/extend – expand/terminate
 - H. Signage issues
 - I. Condemnation issues
 - J. Special circumstances: public and subsidized housing, mobile homes: statutory protections and differences in notices and timelines
 - K. Environmental or green issues
- II. Landlord and Tenant Obligations**
 - A. Landlord's
 1. Duty to deliver possession, to repair, to provide "quiet enjoyment"
 2. Security deposits: to keep it or not to keep it - that is the question and choosing small claims or county court
 3. Fair credit reporting
 - B. Tenant's: duty to occupy, abandonment, and holdover tenants and pay rent
 - C. Protecting Tenants at Foreclosure Act: obligations and responsibilities
- III. Overview and Effective Use of Mediation/Dispute Resolution**
- IV. The Eviction Process**
 - A. The eviction process: where problems occur
 - B. Eviction hearing v. damages trial
- V. Tenant or Landlord Bankruptcy and Collections**
 - A. Landlord/tenant bankruptcy
 - B. The Automatic Stay
 - C. Treatment of leases and executory contracts under the Bankruptcy Code
 - D. Assumption and/or rejection of real property leases (commercial v. residential)
 - E. Calculation of damages following rejection of real property leases
 - F. Other issues affecting real property leases and real estate
 - G. Collections and judgments
- VI. Ethical Considerations in Landlord-Tenant Law**
 - A. Negotiating with a pro se tenant at court
 - B. Conflicts of interest, un-represented, dual representation, competency
 - C. Ethical situations
 - D. Fee arrangements, getting paid

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The faculty has prepared a substantial reference work to accompany their presentation. This manual will serve as a valuable tool for future reference. You will receive the manual upon checking in at the seminar site. Its price is included in the registration fee.

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LANDLORD-TENANT LAW: SURVIVING IN A DIFFICULT ECONOMY (Wisconsin):

Lease Provisions & Issues: Plan Ahead to Avoid Problems; Terminating a Tenancy; The Judicial Eviction Process and Related Issues; Tenant/Landlord Bankruptcy and Collection Issues; Green Issues; and Ethical Considerations in Landlord-Tenant Law

PRESENTERS: Tristan R. Pettit with Petrie & Stocking S.C.; Brian A. Schuk with Wassel, Harvey & Schuk, LLP; Richard A. Check with the Bankruptcy Law Office of Richard A. Check, S.C.; and Matthew D. Fortney with Quarles & Brady LLP

Seminar #11WI06129 Manual only \$75

LANDLORD-TENANT LAW: Leases, Evictions, Litigation & Settlements (Minnesota):

The Lease; Tenant's Default, Notice of Default, and Other Pre-Litigation Matters; Landlord-Tenant Mediation/Dispute Resolution; Eviction Actions and Other Landlord/Tenant Litigation; Landlord or Tenant Bankruptcy and Collections; and Ethical Considerations in Landlord-Tenant Law

PRESENTERS: Mark W. Vyvyan and Brian S. McCool with Fredrikson & Byron, P.A.; Cass S. Weil with Moss & Barnett, A Professional Association; Brent C. Snyder with Snyder & Brandt, P.A.; and Evan A. Fetters with Faegre & Benson LLP

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FUNDAMENTALS OF LANDLORD-TENANT LAW (Wisconsin):

Leases: An Ounce of Prevention; Landlord Liability for Problems with the Premises; Evictions: Excuses and Traps When Things Go Bad; Landlord-Tenant Mediation; Collections: Enforcing Your Judgment; and Ethical Considerations in Landlord-Tenant Law

PRESENTERS: Paul J. Munson with Paul J. Munson SC; James C. Ritland, Attorney at Law; Matthew R. Cromheecke with Moen Sheehan Meyer, Ltd.; Bernardo Cueto with La Crosse County Circuit Court; and Brandon J. Prinsen with Johns, Flaherty & Collins, S.C.

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