

To: Clerk of the Supreme Court

Re: Comment in Support of Petition 22-03, In re amendment to SCR 72.01(8), 72.01(9), and 72.01(10), relating to retention of records in eviction cases.

Date: 8-17-22

From: Mark A. Silverman, 3640 S. 23rd Street, Milwaukee, WI 53221

I am submitting this Comment in support of Legal Action of Wisconsin's Petition 22-03, to shorten the record retention period for eviction cases in which no money judgment is entered to one year.

Prior to my retirement from Legal Action of Wisconsin (LAW), in 2020, I worked for 30 years as housing attorney, primarily representing low-income individuals and families facing eviction. As a housing attorney, I experienced landlords who would not rent to a prospective tenant if an eviction action had been filed against her/him - regardless of the outcome of the eviction action. This practice exacerbates the problems tenants already face, such as the lack of affordable housing. The record retention period should be as short as possible in eviction cases where no money judgment was entered.

Landlords have means at their disposal, outside of court records, to obtain a tenant's rental history, such as asking the applicant for references from past or current landlords. CCAP and court file records often do not provide the complete picture of the controversy underlying an eviction action.

Thank you for this opportunity to provide a comment.

Sincerely,

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Mark Silverman (SBN 1004229)