Memorandum

MIAMI-DADE COUNTY

Date: October 13, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Report on Public Housing Lease Enforcement Efforts – Directive 151658

At the April 21, 2015 Board of County Commissioners (Board) meeting, Commissioner Audrey M. Edmonson requested that the Public Housing and Community Development Department (Department) provide a report with the steps taken by the Department to enforce the Public Housing Lease. The Board adopted the amended Resolution No. R-337-15 (Resolution) requesting that the report include the following information:

- Total number of evictions and basis for evictions for the period;
- Recommendations on steps to improve current lease efforts;
- Recommendations on any legislative action that the Board can take regarding lease enforcement; and
- Conduct informal workshops with all Public Housing residents regarding lease, community policies, laws and regulations.

In accordance with the Resolution, the Department has initiated actions to improve its efforts to ensuring enforcement of its Conventional Public Housing Dwelling Lease Agreement (Dwelling Lease) and Public Housing Community Policies (Community Policies).

Between March 12, 2015 and May 15, 2015, a total of 57 informal workshops were held with residents throughout Public Housing sites managed by the County to review and discuss the Dwelling Lease and Community Policies that residents sign at the time of move-in. A schedule of workshops held during the above period is provided as Attachment A. Lease enforcement workshops will also be held at Public Housing developments not directly managed by the County.

In addition, a series of meetings have been held with the Department's Asset Management on-site staff to stress the importance of holding residents accountable and enforcing the Dwelling Lease *and* Community Policies to improve the overall environment of Public Housing sites.

Since completing the lease enforcement workshops in May 2015, site staff has been more vigilant and assertive in enforcing the Dwelling Lease and issuing notices to residents who have been found to be in violation. Between March 1, 2015 and June 30, 2015 alone, at least 200 actions, including evictions, have been initiated in relation to Dwelling Lease and Community Policies violations, in comparison to only 38 for the same period in 2014 (Attachment B). Additionally, as a result of the actions initiated by the Department in 2015, 18 evictions were ordered by the Courts and completed between March and June 2015, compared to only four (4) between January 1, 2014, and February 28, 2015 (Attachment C).

In addition, as a result of a joint law enforcement effort in November 2014 between the Miami-Dade Police Department, U.S. Marshall Service, Federal Bureau of Investigation (FBI) and Drug Enforcement Agency (DEA) in cooperation with the Department, 31 persons were arrested for weapons, drugs, and gang-related crimes at the Arthur May Villas housing development in South Dade; 18 of those persons arrested were residents of Arthur May Villas.

Consequently, 10 households were served seven 7-day notices, and three (3) households were evicted, with one (1) household moving out on their own. The remaining seven (7) households are pending legal action as they are going through the process.

In an effort to improve current lease enforcement efforts, periodic meetings with staff continue to ensure issues and concerns are discussed along with overall expectations, such as conducting more frequent home visits.

Asset Management Administration also continues to stress the importance of working more closely with the Department's Resident Services Section as well as the Resident Council leadership throughout Public Housing developments to conduct informational meetings with residents. Additionally, staff has begun more frequent walkthroughs of all Public Housing properties to inspect the condition of the grounds, identify issues/concerns and note any violations relative to the exterior of the units.

Continued reinforcement by staff since March has had a positive impact on the department's overall efforts. No additional legislative action is needed at this time to address lease enforcement. PHCD will continue its efforts and modify as needed.

If additional information is required, please contact PHCD Director Michael Liu at 786-469-4106.

Pursuant to Ordinance 14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

Attachments

c: Abigail Price-Williams, County Attorney
Russell Benford, Deputy Mayor, Office of the Mayor
Michael Liu, Director, Public Housing and Community Development Department
Charles Anderson, Commission Auditor
Eugene Love, Agenda Coordinator

PHCD Resident Workshop Schedule for Lease and Community Policies

Attachment A

Development Name	Workshop Date	Time	Location
Liberty Square	12-Mar-15	3:30pm	Liberty City Comm. Center
Liberty Square	12-Mar-15	6pm	Liberty City Comm. Center
Annie Coleman	13-Mar-15	3pm	Ward Tower Comm. Center
Annie Coleman	13-Mar-15	6:30pm	African Heritage Cultural Arts Ctr, 6161 NW 22 Ave
Peters Plaza	16-Mar-15	3pm	Peters Plaza Comm. Center
Gwen Cherry #20	18-Mar-15	3pm	7200 NE 2 Ave
New Haven Gardens	19-Mar-15	3pm	7200 NE 2 Ave
Newberg	19-Mar-15	3pm	7200 NE 2 Ave
Little River Terrace	23-Mar-15	3pm	8255 NW Miami Ct
Little River Plaza	23-Mar-15	3pm	8255 NW Miami Ct
Lemon City	25-Mar-15	3pm	150 NE 69 St Comm. Center
Manor Park , Orchard Villas Homes	25-Mar-15	4pm	Ward Tower Comm. Center
Ward Towers ALF, Ward Towers	26-Mar-15	3pm	Ward Tower Comm. Center
Emmer Turnkey, Kline Nunn	26-Mar-15	3pm	8255 NW Miami Ct
Smathers Plaza	1-Apr-15	3pm	Smathers Plaza Comm. Center
Falk Turnkey and Jose Marti Plaza	2-Apr-15	3pm	Jose Marti Plaza Comm. Center
Palmetto Gardens	2-Apr-15	3pm	Gazebo @ Palmetto
Venetian Gardens	3-Apr-15	3pm	Gazebo @ Palmetto
Opa-Locka Elderly	6-Apr-15	3pm	Gazebo @ Palmetto
Little Havana Homes	7-Apr-15	3pm	Jose Marti Plaza Comm. Center
Vista Verde	7-Apr-15	3pm	Gazebo @ Palmetto
Stirrup Plaza, Grove Homes, and South Miami Gardens	8-Apr-15	3pm	Smathers Plaza Comm. Center
Model Cities	9-Apr-15	3pm	Gazebo @ Palmetto
Perrine Gardens, Perrine Villas, Richmond Homes	10-Apr-15	3pm	Perrine Gardens Comm. Center
Edison Courts	13-Apr-15	3pm	Edison Courts Comm. Center
Edison Plaza, Edison Park	14-Apr-15	3pm	Edison Courts Comm. Center
Wynwood Homes, Wynwood Elderly, Gwen Cherry 23	15-Apr-15	3pm	Wynwood Comm. Center
Buena Vista Homes, In Cities	16-Apr-15	3pm	Rainbow Comm. Center
Heritage Village I & II	16-Apr-15	3PM	Biscayne
Rainbow Village, Town Park	17-Apr-15	3pm	Rainbow Comm. Center
Wayside	17-Apr-15	3pm	Biscayne
Jollivette	17-Apr-15	3pm	Community Center

PHCD Resident Workshop Schedule for Lease and Community Policies

Attachment A

Homestead Gardens	20-Apr-15	3pm	Homestead Gardens
Florida City Family	21-Apr-15	3pm	Homestead Gardens
Florida City Gardens	22-Apr-15	3pm	Homestead Gardens
Donna Gardens, Abe Arronovitz, Scatt Sites 9-11(D)	22-Apr-15	3pm	Malcom Ross Comm. Center 1800 NW 18 Ave
W.Homestead Gardens	23-Apr-15	3pm	Homestead Gardens
Homestead Village and Homestead East Gardens	24-Apr-15	3pm	Homestead Gardens
Gwen Cherry, Allapattah Homes, Santa Clara Homes	28-Apr-15	6pm	Malcom Ross Comm. Center 1800 NW 18 Ave
Three Round Towers	29-Apr-15	3pm	Malcom Ross Comm. Center, 1800 NW 18 Ave
Victory Homes	30-Apr-15	3pm	Community Center
Culmer Place	1-May-15	3pm	610 NW 10 St. Office Lobby
Culmer Gardens	4-May-15	3pm	610 NW 10 St. Office Lobby
Parkside I & II	5-May-15	3PM	Claude Pepper Comm. Center
Goulds Plaza	5-May-15	10am	Goulds Comm. Center
Phyllis Wheatley	6-May-15	3pm	Claude Pepper Comm. Center
Naranja, Moody Village, Pine Island I & II	6-May-15	2pm	Naranja Comm. Center
Claude Pepper	7-May-15	3pm	Claude Pepper Comm. Center
Arthur Mays Villas	7-May-15	10am	Arthur Mays Comm. Center
Joe Moretti	8-May-15	3pm	Community Center, 450 SW 5 St
Southridge I & II	8-May-15	2pm	Southridge Comm. Center
Harry Cain	12-May-15	3pm	Harry Cain Community Center
Haley Sofge Towers	13-May-15	3pm	Robert King High Comm.Center
Martin Fine Villas	14-May-15	3pm	Martin Fine Comm. Center
Robert King High	15-May-15	3pm	Robert King High Comm.Center

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Annie Coleman	5320 NW 21 AVE #F	2	$447.23	5/31/2015	Bankrupcy	Ongoing Chapter 13 Bankruptcy case / *Account Up-To-Date*	
Annie Coleman	5948 NW 18 AVE	2	$198.00	5/30/2015	Bankrupcy	6-05-2015: BANKRUPTCY DISCHARGE COMPLETE	
Annie Coleman	2501 NW 56 TERR #D	2	$0.00	5/31/2015	Criminal Activity	EVICTION FILED - DRUG ACTIVITY BY GUEST / PENDING LITIGATION	
Annie Coleman	2201 NW 56 ST #H	2	$2,155.00	6/13/2015	Criminal Activity	BROKEN STIPULATION SENT TO ATTORNEYS / *EVICTION ON 7/13/15*	Yes
Annie Coleman	5947 NW 18 AVE	2	$5,118.00	5/31/2015	Criminal Activity	EVICTION FILED CRIMINAL ACTIVITY BY GUEST /PENDING LITIGATION	
Annie Coleman	1840 NW 60 ST #D	1	$7.00	6/4/2015	Non Compliance with Annual Recertification	30-DAY NOTICE RE EXAM / FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Annie Coleman	1866 NW 60 ST	1	$224.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY NOTICE RE EXAM /FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Annie Coleman	1901 NW 60 ST	1	$116.00	6/4/2015	Non Compliance with Annual Recertification	30-DAY NOTICE RE EXAM /APPOINTMENT 7/15/15	
Annie Coleman	6043 NW 20 AVE	1	$0.00	6/4/2015	Non Compliance with Annual Recertification	30-DAY NOTICE RE EXAM / FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Annie Coleman	6123 NW 20 AVE	1	$100.00	6/4/2015	Non Compliance with Annual Recertification	30-DAY NOTICE RE EXAM / CLIENT IN COMPLIANCE	
Annie Coleman	2110 NW 82 ST	1	$58.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY NOTICE RE EXAM /FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Annie Coleman	2508 NW 65 ST	1	$129.00	6/2/2015	Non Compliance with Annual Recertification	HOH did not show for annual recertification; second appt. scheduled for 06/11/2015. APPOINTMENT 7/16/15	
Annie Coleman	5612 NW 65 ST	1	$200.00	6/9/2015	Non Compliance with Annual Recertification	30 day notice issued no show for annual recertification schedule on 06/08/2015. /APPOINTMENT 7/13/15	
Annie Coleman	2710 NW 26 AVE #C	1	$354.00	6/18/2015	Non Compliance with Annual Recertification	30 Notice For Re Exam /PENDING NOTICE EXPIRATION	
Annie Coleman	6618 NW 24 CT	1	$234.00	6/24/2015	Non Compliance with Annual Recertification	30 day notice for re exam /PENDING NOTICE EXPIRATION	
Annie Coleman	2452 NW 67 ST	1	($16.00)	6/24/2015	Non Compliance with Annual Recertification	30 day notice for re exam /PENDING NOTICE EXPIRATION	
Annie Coleman	2458 NW 67 ST	1	$128.00	6/24/2015	Non Compliance with Annual Recertification	30 day notice for re exam /PENDING NOTICE EXPIRATION	
Annie Coleman	5300 NW 21 AVE #B	2	$8,988.00	5/29/2015	Nonpayment	6-15-2015: Eviction filed. Non payment / *EVICTION ON 8/10/15*	Yes
Annie Coleman	2140 NW 53 ST #G	2	$1,877.00	6/27/2015	Nonpayment	EVICTION NON-PAYMENT OF RENT / *PENDING LITIGATION*	
Annie Coleman	2265 NW 51 ST #F	2	$3,362.00	5/31/2015	Nonpayment	11-06-2014 - EVICTION CASE FILED DUE TO NON-PAYMENT OF RENT / *PENDING MEDIATION*	
Annie Coleman	2419 NW 50 ST #D	2	$1,130.00	6/13/2015	Nonpayment	EVICTION - NON-PAYMENT OF RENT / *EVICTION ON 7/31/15*	Yes
Annie Coleman	2425 NW 50 ST #A	2	$644.00	6/27/2015	Nonpayment	EVICTION NON-PAYMENT /PENDING LITIGATION	
Annie Coleman	4815 NW 25 ST #B	2	$1,870.00	6/27/2015	Nonpayment	EVICTION NON-PAYMENT OF RENT /PENDING LITIGATION	
Annie Coleman	2705 NW 24 AVE #A	2	$149.00	6/13/2015	Nonpayment	EVICTION - NON-PAYMENT /PENDING LITIGATION	
Annie Coleman	2375 NW 46 ST #B	2	$1,340.00	6/8/2015	Nonpayment	EVICTION - NON-PAYMENT /PENDING LITIGATION	
Annie Coleman	4710 NW 23 CT #A	2	$749.50	6/27/2015	Nonpayment	EVICTION NON-PAYMENT /PENDING LITIGATION	
Annie Coleman	4724 NW 23 CT	2	$3,971.00	6/13/2015	Nonpayment	EVICTION FILED 6-15-2015 RE NON-PAYMENT / *EVICTION ON 8/10/15*	Yes
Annie Coleman	4715 NW 24 AVE	2	$1,474.00	5/30/2015	Nonpayment	EVICTION FILED ON 5-11-2015 - NON-PAYMENT OF RENT/ *EVICTION ON 8/12/15*	Yes
Annie Coleman	4644 NW 23 CT	1	$349.00	6/24/2015	Nonpayment	30-Day notice issued no show for annual recertification. PENDING NOTICE EXPIRATION	
Annie Coleman	2501 NW 58 ST #D	2	$2,122.00	5/31/2015	Nonpayment	EVICTION NON-PAYMENT OF RENT / PENDING LITIGATION	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Annie Coleman	2500 NW 59 ST #G	2	$592.00	6/20/2015	Nonpayment	BROKEN STIPULATION - NON-PAYMENT / PENDING LITIGATION	
Annie Coleman	2520 NW 59 ST #B	2	$346.00	6/27/2015	Nonpayment	EVICTION NON-PAYMENT OF RENT / PENDING LITIGATION	
Annie Coleman	2280 NW 57 ST #B	2	$1,482.00	6/13/2015	Nonpayment	EVICTION - NON-PAYMENT OF RENT /PENDING LITIGATION	
Annie Coleman	2201 NW 56 ST #D	2	$778.00	5/29/2015	Nonpayment	EVICTION - NON-PAYMENT OF RENT / *EVICTION ON 8/13/15*	Yes
Annie Coleman	6031 NW 20 AVE	2	$3,955.00	5/31/2015	Nonpayment	EVICTION FILED /PENDING HEARING 8/19/15	
Annie Coleman	6119 NW 20 AVE	2	$469.00	6/27/2015	Nonpayment	EVICTION NON-PAYMENT OF RENT /PENDING LITIGATION	
Annie Coleman	2112 NW 63 ST	2	$2,880.00	5/31/2015	Nonpayment	EVICTION FILED ON 2-02-2015 NON-PAYMENT OF RENT / PENDING HEARING	
Annie Coleman	2360 NW 63 ST #D	2	$1,254.00	5/31/2015	Nonpayment	EVICTION 14-DAY / PENDING LITIGATION	
Annie Coleman	2616 NW 65 ST	2	$2,269.75	6/23/2015	Nonpayment	EVICTION - NON-PAYMENT OF RENT/PENDING LITIGATION	
Arthur Mays Villas	21410 SW 113 AVE	1	$0.00	6/3/2015	Miscellaneous	30-Day Notice for altercation with neighbor- expires 07/03/15 /RESIDENT IN COMPLIANCE	
Arthur Mays Villas	11378 SW 214 ST	1	$0.00	5/19/2015	Non Compliance with Annual Recertification	30 day notice issued for failure to complete recertification. Expires 6/24/15 /PENDING LITIGATION	
Arthur Mays Villas	21428 SW 113 AVE	1	$2,845.00	5/11/2015	Non Compliance with Annual Recertification	30-Day notice issued for failure for recertification / *CLIENT MOVE OUT 7/13/15*	
Arthur Mays Villas	11322 SW 214 ST	1	$663.00	4/7/2015	Non Compliance with Annual Recertification	30-Day notice issued for failure to complete recertification / *RESIDENT IN COMPLIANCE*	
Arthur Mays Villas	21522 SW 113 AVE	1	$2,244.00	6/12/2015	Nonpayment	14 Day Notice issued, Expired 6/30/15 /PENDING LITIGATION	
Arthur Mays Villas	11327 SW 216 ST	1	$1,690.00	5/12/2015	Nonpayment	14 Day notice issued / PENDING LITIGATION	
Arthur Mays Villas	21501 SW 114 CT	1	$980.00	5/12/2015	Nonpayment	14 Day notice issued / PENDING LITIGATION	
Arthur Mays Villas	21499 SW 114 CT	2	$2,262.65	5/12/2015	Nonpayment	14 Day Notice Issued, expires on 5/31/15 6/4- Eviction package sent to atty. /PENDING LITIGATION	
Arthur Mays Villas	11374 SW 214 ST	2	$3,587.00	5/12/2015	Nonpayment	14 Day Notice Issued, expires on 05/31/15 6/8/15- Sent eviction package to atty /PENDING LITIGATION	
Arthur Mays Villas	11370 SW 214 ST	1	$1,735.00	6/12/2015	Nonpayment	14 day notice issued, expires 6/30/15 / PACKAGE FORWARDED TO ATTORNEY FOR EVICTION	
Arthur Mays Villas	22001 SW 117 AVE	1	$1,414.00	5/12/2015	Nonpayment	14-Day Notice Issued / *PENDING LITIGATION*	
Arthur Mays Villas	19026 SW 112 PL	1	$480.00	5/12/2015	Nonpayment	14-Day notice issued / *UNDER RE-PAYMENT AGREEMENT*	
Arthur Mays Villas	11307 SW 216 ST	1	$248.00	6/30/2015	Unauthorized Boarder	30-Day Notice for Unauthorized Boarders - Expires 07 30 15 / PENDING NOTICE EXPIRATION	
Arthur Mays Villas	11311 SW 216 ST	1	$312.00	6/3/2015	Unauthorized Boarder	30 Notice issued for unauthorized borders, expires 07/03/15 / PENDING LITIGATION	
Buena Vista Homes	352 NW 51 ST	1	$1,114.00	6/12/2015	Nonpayment	06/12/2015- 14 DAYS NOTICE / PENDING LITIGATION	
Buena Vista Homes	403 NW 44 ST	1	$308.00	6/12/2015	Nonpayment	06/12/2015 - 14 DAYS NOTICE / PENDING LITIGATION	
Culmer Gardens	560 NW 4 CT	2	$1,771.00	5/19/2015	Nonpayment	05/19/15 UNDER EVICTION FOR NON-PAYMENT OF RENT / *EVICTION ON 8/19/15*	Yes
Culmer Place	611 NW 8 ST	2	$16,014.00	3/16/2015	Miscellaneous	03/16/15 UNDER EVICTION FOR LEASE VIOLATION - CHILD ABUSE./ PENDING LITIGATION LEGAL SERVICES INVOLVED	
Culmer Place	844 NW 5 AVE	2	$1,884.00	5/29/2015	Nonpayment	06/01/15 UNDER EVICTION - LEASE VIOLATION AND NON PAYMENT OF RENT / *EVICTION ON 7/21/15*	Yes
Culmer Place	509 NW 8 ST	2	$847.30	5/7/2015	Nonpayment	05/08/15 -- under eviction for non-payment of rent. / PENDING DEFAULT JUDGMENT	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Culmer Place	527 NW 8 ST	2	$1,584.00	6/6/2015	Nonpayment	06/08/15 UNDER EVICTION FOR NON-PAYMENT / *EVICTION ON 8/13/15*	Yes
Edison Court	277 NW 56 ST	1	$211.00	6/30/2015	Non Compliance with Annual Recertification	06/30/2015 30 DAYS NOTICE TO CURE NO SHOW TO RE-EX. EXPIRES ON 07/30/2015.	
Edison Court	229 NW 56 ST	1	$308.00	6/30/2015	Non Compliance with Annual Recertification	06/30/2015 30 day cure none compliance re-ex. expire on 07/30/2015.	
Edison Court	5520 NW 1 PL	1	$57.00	6/25/2015	Non Compliance with Annual Recertification	06/25/2015: 30 DAY NOTICE TO CURE NO SHOW TO RE-EXAM NOTICE EXPIRES ON 07/27/2015.	
Edison Court	307 NW 65 ST	2	$310.00	5/20/2015	Nonpayment	Eviction case has been filed by the Attorney. UNDER COURT STIPULATION	
Edison Court	220 NW 65 ST	2	$999.00	6/4/2015	Nonpayment	File sent to Attorney for Non payment of rent/ PENDING MEDIATION	
Edison Court	224 NW 67 ST	2	$4,198.00	3/25/2015	Nonpayment	File is being forwarded today to the Attorney for rent default. UNDER COURT STIPULATION	
Florida City Family	900 NW 6 AVE	1	$2,980.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / PENDING NOTICE EXPIRATION-FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Grove Homes	3721 PERCIVAL	2	$435.00	4/10/2015	Unauthorized Boarder	30 day cure - unauthorized boarder/COURT STIPULATION	
Gwen Cherry	1114 NW 33 ST	1	$341.00	4/13/2015	Miscellaneous	4/13/15 UNAUTHORIZED DOG PENDING LITIGATION	
Gwen Cherry	95 NE 71 ST	2	$449.00	5/22/2015	Nonpayment	05/22/2015: Account flagged due nonpayment and habitually late payment of rent. *PENDING LITIGATION*	
Gwen Cherry	76 NW 77 St	2	$1,416.91	6/12/2015	Nonpayment	06/12/2015: Package complete and forward to Attorneys' office. *EVICTION ON 8/3/15*	Yes
Gwen Cherry 13	1313 NW 24 ST	1	$393.00	6/25/2015	Non Compliance with Annual Recertification	6/25/15 requested for resident to sign new rent letter effective 6/1/15, no show or call. PENDING NOTICE EXPIRATION	
Gwen Cherry 13	2404 NW 12 AVE	1	$240.00	6/25/2015	Non Compliance with Annual Recertification	6/25/15 failed to complete her recertification by providing all paper work by 6/18/15... /CLIENT IN COMPLIANCE	
Gwen Cherry 13	2410 NW 12 AVE	2	$1,895.73	4/10/2015	Nonpayment	4/10/15 CODING 2 DUE TO STIPULATION IS BEING RE-WRITTEN BY THE COUNTY ATTORNEY DUE TO ADM ERROR FROM PREVIOUS MANAGEMENT...FO PENDING APPROVED STIPULATION	
Gwen Cherry 14	2051 NW 24 ST	1	$31.00	6/29/2015	Criminal Activity	6/9/15 CODED DUE TO GUN CHARGE AND ARREST TO DGTR AND GUEST /PENDING LITIGATION	
Gwen Cherry 14	2030 NW 24 ST	1	$154.00	6/19/2015	Nonpayment	6/19/15 FAILS TO PAY RENT AND MAINTENANCE CHARGE... /PENDING LITIGATION	
Gwen Cherry 14	1918 NW 24 ST	2	$278.00	6/29/2015	Unauthorized Boarder	6/29/15 EVICTION PROCESS / PENDING LITIGATION	
Gwen Cherry 15	2379 NW 23 CT	2	$450.00	4/13/2015	Nonpayment	30 DAYS FOR NON-COMPLIANCE WITH RE-EX AND NON-PAYMENT OF RENT.EXPIRES 05/14/2015. 05/27/2015- SUBMITTED CASE TO ATTORNEY. PENDING APPROVED STIPULATION	
Gwen Cherry 16	2116 NW 19 TERR	2	$168.00	3/31/2015	Miscellaneous	3/31/15 SERVING A 30 DAY TO CURE FOR HARASSING THEIR NEIGHBORS... /PENDING MEDIATION	
Gwen Cherry 16	2118 NW 19 TERR	2	$846.00	6/8/2015	Miscellaneous	30 DAYS NOTICE FOR DISTURBING THE PEACE IN THE NEIGHBORHOOD. / PENDING MEDIATION	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Gwen Cherry 16	2025 NW 18 TERR	2	$0.00	4/13/2015	Non Compliance with Annual Recertification	30 DAYS NOTICE FOR VIOLATION OF LEASE. UNREPORTED INCOME, AT HOME BUSINESS WITHOUT PERMISSION AND DISTURBING THE PEACE IN THE NEIGHBORHOOD. PENDING LITIGATION	
Gwen Cherry 16	2035 NW 18 TERR	1	$338.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY FOR NON-COMPLIANCE WITH RE-EX. EXPIRES 07/06/2015. /APPOINTMENT 7/13/15	
Gwen Cherry 16	2037 NW 18 TERR	1	$314.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EX. EXPIRES 07/06/2015. APPOINTMENT 7/15/15	
Gwen Cherry 16	2103 NW 18 TERR	1	$294.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION. EXPIRES 07/06/2015. /PENDING NOTICE EXPIRATION 7/16/15	
Gwen Cherry 16	2117 NW 18 TERR	1	$89.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY FOR NON-COMPLIANCE WITH RE-EXAMINATION. EXPIRES ON 07/06/2015. /CLIENT IN COMPLIANCE	
Gwen Cherry 16	2018 NW 19 TERR	1	$22.00	6/4/2015	Non Compliance with Annual Recertification	30 DAY FOR NON-COMPLIANCE WITH RE-EXAMINATION. EXPIRES 07/06/2015. / APPOINTMENT 7/15/15	
Gwen Cherry 16	2042 NW 19 TERR	1	$34.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION. / APPOINTMENT 7/14/15	
Gwen Cherry 16	2050 NW 19 TERR	1	$724.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/14/15	
Gwen Cherry 16	2052 NW 19 TERR	1	$53.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION /PENDING NOTICE EXPIRATION	
Gwen Cherry 16	2058 NW 19 TERR	1	$164.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/15/15	
Gwen Cherry 16	2060 NW 19 TERR	1	$145.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/15/15	
Gwen Cherry 16	2066 NW 19 TERR	1	$202.50	6/29/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/16/15	
Gwen Cherry 16	2106 NW 19 TERR	1	$103.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/16/15	
Gwen Cherry 16	2112 NW 19 TERR	1	$356.00	6/17/2015	Non Compliance with Annual Recertification	30 DAY NOTICE FOR NON-COMPLIANCE WITH RE-EXAMINATION / APPOINTMENT 7/14/15	
Gwen Cherry 8	3293 NW 11 CT	1	$27.76	6/10/2015	Non Compliance with Annual Recertification	6/10/15 FAILED TO COMPLETE HER REEX EFFECTIVE JULY 2015...FO / CLIENT IN COMPLIANCE	
Gwen Cherry 8	3335 NW 11 CT	2	$5,887.00	4/21/2015	Nonpayment	4/21/15 fails to pay rent in full and on time... PENDING LITIGATION LEGAL SERVICES INVOLVED	
Harry Cain	490 NE 2 AVE #515	2	$312.00	6/12/2015	Nonpayment	Resident has not paid rent since April. 14-day and late charge letters sent /PENDING LITIGATION	
Homestead East	1350 NE 13 ST#5	1	$125.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / PENDING NOTICE EXPIRATION FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
Homestead East	1350 NE 13 ST #6	1	$146.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / CLIENT IN COMPLIANCE	
Homestead Village	495 SW 5 AVE	1	$470.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / CLIENT IN COMPLIANCE	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Homestead Village	497 SW 5 AVE	1	$1,352.00	5/21/2015	Non Compliance with Annual Recertification	30-Day non compliance for re-exam /PENDING LITIGATION	
In-Cities Wynwood	581 NW 34 ST	2	$5,243.00	5/12/2015	Nonpayment	05/12/2015 - 14 days notice 06/03/2015- EVICTION FILE ON THIS DATE 06/10/2015- Case # 15-9092 CC05 PENDING MEDIATION	
Joe Moretti	508 SW 4 AVE #3	2	$279.00	6/6/2015	Non Compliance with Annual Recertification	06/12/15 - under eviction - lease violation / PENDING LITIGATION	
Joe Moretti	537 SW 46 ST #2	2	$125.00	6/6/2015	Unauthorized Boarder	06/07/15 UNDER EVICTION - LEASE VIOLATION / PENDING LITIGATION	
Kline Nunn	8300 N MIAMI AVE #109	1	$482.00	5/13/2015	Unauthorized Boarder	30-Day notice for unauthorized boarders; resident is not living in the unit. *EVICTION ON 8/18/15*	Yes
Liberty Square	5926 NW 13 AVE	1	$96.00	6/17/2015	Miscellaneous	Non-compliance with resident responsible utilities / PENDING NOTICE EXPIRATION	
Liberty Square	841 NW 69 ST	1	$23.00	6/23/2015	Miscellaneous	30-Day Notice to Cure - Utility not in HOH name /PENDING NOTICE EXPIRATION	
Liberty Square	1206 NW 65 TERR	2	$0.00	3/17/2015	Non Compliance with Annual Recertification	30-Day Notice to Cure - Failure to show for annual reexamination/ CLIENT IN COMPLIANCE	
Liberty Square	6515 NW 12 CT	1	$861.91	6/1/2015	Non Compliance with Annual Recertification	06/01/15: HOH REISSUED A 30-DAY NOTICE FOR ANNUAL RE-EXAM; PREVIOUS 30-DAY IS VOIDED. 06/05/15: Accounting call to have code removed to post money from court registry to the account, code has be place back on. PENDING NOTICE EXPIRATION UNTIL 7/15/15 DEATH IN FAMILY	
Liberty Square	6233 NW 14 CT	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination. PENDING NOTICE EXPIRATION	
Liberty Square	6214 NW 14 CT	2	$0.00	5/6/2015	Non Compliance with Annual Recertification	30 Day Notice to Cure - Failure to complete annual reexamination / PENDING NOTICE EXPIRATION-NEW NOTICE EXPIRES 7/22/15	
Liberty Square	6314 NW 14 CT	1	$0.00	5/7/2015	Non Compliance with Annual Recertification	30-Day Notice to Cure Failure to complete annual reexamination /CLIENT IN COMPLIANCE	
Liberty Square	6334 NW 14 CT	1	($30.42)	5/8/2015	Non Compliance with Annual Recertification	30-Day Notice to Cure re Annual reexamination non-compliance / CLIENT IN COMPLIANCE	
Liberty Square	1421 NW 65 ST	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	
Liberty Square	5640 NW 14 CT	1	($24.00)	6/4/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /EVICTION FILED 7/14/15	
Liberty Square	6517 NW 14 CT	1	($26.64)	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	
Liberty Square	6527 NW 14 CT	1	$230.00	6/4/2015	Non Compliance with Annual Recertification	Non-Compliance /CLIENT IN COMPLIANCE	
Liberty Square	6529 NW 14 CT	1	$0.00	6/4/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination / PENDING NOTICE EXPIRATION	
Liberty Square	6537 NW 14 CT	1	$656.00	6/4/2015	Non Compliance with Annual Recertification	Non-Compliance with annual reexamination / PENDING NOTICE EXPIRATION	
Liberty Square	6539 NW 14 CT	1	($5.00)	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination / PENDING NOTICE EXPIRATION	
Liberty Square	1424 NW 67 ST	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination / PENDING NOTICE EXPIRATION	
Liberty Square	1418 NW 67 ST	1	($35.00)	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	
Liberty Square	1410 NW 67 ST	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	Non-compliance with annual reexam /PENDING NOTICE EXPIRATION	
Liberty Square	6540 NW 14 AVE	1	$656.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination / PENDING NOTICE EXPIRATION	
Liberty Square	6526 NW 14 AVE	1	$129.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	
Liberty Square	5802 NW 12 AVE	1	$601.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Liberty Square	5874 NW 11 AVE	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	Non-Compliance with Annual Reexamination /PENDING NOTICE EXPIRATION	
Liberty Square	1141 NW 64 ST	1	$343.00	6/30/2015	Non Compliance with Annual Recertification	Annual reexamination non compliance / PENDING NOTICE EXPIRATION	
Liberty Square	857 NW 69 ST	1	$366.00	6/24/2015	Non Compliance with Annual Recertification	Non-Compliance with annual reexamination and utilities /PENDING NOTICE EXPIRATION	
Liberty Square	1309 NW 62 TERR	1	$242.00	6/16/2015	Nonpayment	14-Day Notice / PENDING LITIGATION	
Liberty Square	1331 NW 62 LANE	1	$433.00	6/17/2015	Nonpayment	14-Day Notice / PENDING LITIGATION	
Liberty Square	1316 NW 63 ST	2	$1,364.00	6/17/2015	Nonpayment	Broken Stipulation / PENDING DEFAULT JUDGEMENT	
Liberty Square	5631 NW 13 CT	1	$328.00	6/16/2015	Nonpayment	14-Day Notice / PENDING LITIGATION	
Liberty Square	1319 NW 66 ST	1	$885.68	6/16/2015	Nonpayment	14-Day Notice / PENDING LITIGATION	
Liberty Square	1364 NW 67 ST	1	$507.00	6/16/2015	Nonpayment	14-Day Notice / PENDING LITIGATION	
Liberty Square	6234 NW 14 AVE	2	$1,544.39	3/16/2015	Nonpayment	Broken Stipulation / PENDING WIT OF POSSESSION	
Liberty Square	1237 NW 62 TERR	2	$821.00	3/25/2015	Unauthorized Boarder	03/25/15: Eviction package is being forward to the attorney office to be process / *EVICTION ON 8/19/15*	Yes
Liberty Square	1214 NW 65 TERR	2	$0.00	5/26/2015	Unauthorized Boarder	30-Day Cure re unauthorized boarder / PENDING LITIGATION	
Liberty Square	1420 NW 63 ST	1	($96.00)	6/24/2015	Unauthorized Boarder	Non compliance re unauthorized boarder / PENDING NOTICE EXPIRATION	
Little River Terrace	8423 NE 5 PL	1	$186.00	6/30/2015	Nonpayment	Non payment of rent / *PENDING LITIGATION*	
Little River Terrace	9321 NW 5 PL	1	$595.60	6/30/2015	Nonpayment	Non payment of rent / *PENDING LITIGATION*	
Little River Terrace	8340 NW 5 CT	1	$1,125.00	6/30/2015	Nonpayment	Non payment of rent / *PENDING LITIGATION*	
Little River Terrace	8464 NE 5 CT	1	$102.00	6/30/2015	Nonpayment	Non payment of rent / *PENDING LITIGATION*	
Little River Terrace	8352 NW 5 AVE	1	$355.00	6/30/2015	Nonpayment	Non payment of rent / *PENDING LITIGATION*	
Little River Terrace	8400 NE 5 AVE	2	$1,224.00	5/28/2015	Nonpayment	Non payment of rent / *PENDING MEDIATION*	
Manor Park	1524 NW 61 ST	2	$5,543.00	5/15/2015	Nonpayment	Broken Stipulation sent to attorneys / *EVICTION ON 8/19/15*	Yes
Model-Cities	7651 NW 17 AVE	2	$6.00	4/14/2015	Non Compliance with Annual Recertification	Under eviction for non-compliance with her mandatory Annual Recertification./MEDIATION 7/22/15 30-Day Notice for pending recertification	
Model-Cities	1620 NW 77 TERR	1	$434.00	4/14/2015	Non Compliance with Annual Recertification	30-Day Notice for pending recertification APPOINTMENT 7/22/15	
Model-Cities	1635 NW 75 ST	2	$0.00	5/4/2015	Non Compliance with Annual Recertification	Under eviction for non-compliance with her mandatory annual recertification./ PENDING LITIGATION 30-Day Notice for pending recertification	
Model-Cities	7545 NW 17 AVE	2	$1,744.00	5/4/2015	Non Compliance with Annual Recertification	Resident Under eviction for non-compliance with her recertification./PENDING STIPULATION 30-Day Notice for pending recertification	
Model-Cities	7565 NW 17 AVE	1	$16.00	6/19/2015	Non Compliance with Annual Recertification	30-Day Notice for non-compliance with re-examination / PENDING NOTICE EXPIRATION	
Model-Cities	7575 NW 17 AVE	1	$280.00	6/19/2015	Non Compliance with Annual Recertification	30-Day Notice issued for non-compliance with re-examination /PENDING NOTICE EXPIRATION	
Moody Village	26930 SW 135 AVE	2	$3,116.00	6/9/2015	Nonpayment	Eviction Transmittal forwarded to attorney 06 09 15 /PENDING LITIGATION	
Naranja	13925 SW 264 ST	2	$405.00	4/7/2015	Criminal Activity	Eviction transmittal submitted to Attorney /PENDING LITIGATION	
Naranja	26229 SW 139 CT	1	$457.00	6/11/2015	Non Compliance with Annual Recertification	30-Day Notice /PENDING NOTICE EXPIRATION	
Naranja	26215 SW 139 CT	1	$135.00	6/18/2015	Non Compliance with Annual Recertification	30-Day Notice for Reexamination /PENDING NOTICE EXPIRATION	
Naranja	26222 SW 139 AVE	2	$3,922.00	4/7/2015	Nonpayment	Eviction transmittal submitted to Attorney /PENDING LITIGATION	
Naranja	26213 SW 139 CT	1	$539.00	6/12/2015	Nonpayment	14-day Notice Expires 06 30 15 /PENDING LITIGATION	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
Naranja	26125 SW 139 CT	1	$104.00	6/12/2015	Nonpayment	14-day Notice Expires 06 30 15 /PENDING LITIGATION	
Naranja	26012 SW 139 AVE	1	$645.00	6/12/2015	Nonpayment	14-day Notice Expires 06 30 15 /PENDING LITIGATION	
Naranja	26128 SW 139 AVE	2	$10,771.00	6/9/2015	Nonpayment	Eviction Transmittal sent to attorney 06 09 15 /PENDING LITIGATION	
Naranja	26353 SW 139 CT	2	$588.00	5/26/2015	Unauthorized Boarder	Eviction Transmittal sent to De Leon for Unauthorized Boarders 07 30 15 / PENDING NOTICE EXPIRATION	
Opa Locka Elderly	13600 NW 24 AVE #23	1	$154.00	6/19/2015	Non Compliance with Annual Recertification	30-Day Notice issued for non compliance with re-examination / PENDING NOTICE EXPIRATION	
Opa Locka Elderly	13600 NW 24 AVE #31	1	$456.00	6/19/2015	Non Compliance with Annual Recertification	30-Day Notice issued for non-compliance with re-examination / PENDING NOTICE EXPIRATION	
Palm Court	930 NW 95 ST #605	1	$291.00	6/24/2015	Non Compliance with Annual Recertification	30 day for Rexam / PENDING NOTICE EXPIRATION	
Palm Court	930 NW 95 ST #608	1	$256.00	6/24/2015	Non Compliance with Annual Recertification	30 day for reexam / PENDING NOTICE EXPIRATION	
Palm Towers	950 NW 95 ST #1101	1	$430.00	6/24/2015	Poor Housekeeping	Poor housekeeping / PENDING NOTICE EXPIRATION	
Palmetto Gardens	2329 NW 136 ST #6	1	$234.00	6/19/2015	Non Compliance with Annual Recertification	30-Day Notice issued for non-compliance with re-examination / PENDING NOTICE EXPIRATION	
Parkside I & II	333 NW 4 AVE	2	$863.00	6/12/2015	Nonpayment	Resident has not paid rent since March 2014. PENDING LITIGATION	
Parkside I & II	357 NW 3 ST	2	$2,279.00	4/30/2015	Nonpayment	04/30/15 UNDER EVICTION FOR NON PAYMENT OF RENT/ MEDIATION ON 7/29/15	
Perine Gardens	10321 SW 180 ST	2	$1,341.00	3/31/2015	Non Compliance with Annual Recertification	30 day cure Re-Examination / *EVICTION ON 8/3/15*	Yes
Perine Gardens	10166 CIRCLE PLAZA E	2	$2,340.00	3/31/2015	Nonpayment	submitted case to attorney for non-payment of rent / PENDING MEDIATION	
Perine Gardens	10109 CIRCLE PLAZA W	1	$8,586.00	5/30/2015	Nonpayment	UNDER EVICTION / PENDING LITIGATION	
Perine Gardens	10003 WEST FERN ST	2	$632.00	3/18/2015	Unauthorized Boarder	30 day notice to cure. illegal boarder, right to peaceful enjoyment, housekeeping, littering, public consumption of alcohol /MEDIATION 7/24/15	
Peter Plaza	191 NE 75 ST #305	2	$375.96	6/19/2015	Nonpayment	Broken stipulation / *PENDING FINAL JUDGMENT*	
Pine Island I	27038 SW 127 AVE	1	$8,875.25	6/12/2015	Nonpayment	14-Day Notice for Rent Expires 06 30 15 /PENDING LITIGATION	
Pine Island I	27051 SW 128 AVE	1	$1,915.00	6/12/2015	Nonpayment	14-Day Notice for Rent Expires 06 30 15 /PENDING LITIGATION	
Pine Island II	26806 SW 127 AVE	2	$3,874.00	6/11/2015	Nonpayment	Eviction Transmittal sent to attorney 06 09 15 / PENDING LITIGATION	
Pine Island II	26821 SW 128 AVE	2	$7,665.00	6/5/2015	Nonpayment	Eviction Transmittal forwarded to attorney/ *EVICTED ON 7/28/15*	Yes
Pine Island II	26855 SW 128 AVE	2	$11,413.00	5/6/2015	Nonpayment	Eviction Transmittal forwarded to Neil 05/06/15 / PENDING NOTICE EXPIRATION	
Rainbow Village	2034 NW 3 AVE	1	$1,432.00	6/12/2015	Nonpayment	06/12/2015- 14 days notice/ PENDING LITIGATION	
Robert King High	1405 NW 7 ST #822	1	$206.00	6/30/2015	Non Compliance with Annual Recertification	Non compliance with Re-Examination /PENDING NOTICE EXPIRATION	
Robert King High	1403 NW 7 ST #1006	1	$212.00	6/30/2015	Non Compliance with Annual Recertification	Non compliance with Re-Examination /PENDING NOTICE EXPIRATION	
South Miami	5923 SW 68 ST	2	$0.00	5/8/2015	Miscellaneous	Abandoned unit; 30 Notice to Cure expired / *EVICTION 7/9/15*	Yes
South Miami	5872 SW 67 ST	1	$0.00	6/16/2015	Non Compliance with Annual Recertification	30 day notice Re-Examination / IN COMPLIANCE	
South Miami	5305 SW 68 ST	1	$50.00	6/16/2015	Non Compliance with Annual Recertification	30 day notice reexamination APPOINTMENT 7/17/15	

DEVELOPMENT NAME	TENANT ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENTS	RESIDENT EVICTION
South Miami	5881 SW 68 ST	2	$1,345.00	3/12/2015	Nonpayment	14 day notice sent to attorney / *EVICTION ON 7/9/15*	Yes
Stirrup Plaza	3723 PERCIVAL	1	$0.00	5/29/2015	Non Compliance with Annual Recertification	30 day notice to cure - w/new appointment 7/22	
Stirrup Plaza	5904 SW 67 ST	1	$184.00	5/19/2015	Non Compliance with Annual Recertification	30day Notice to Cure - Re-Examination, pet, housekeeping / IN COMPLIANCE	
Three Round Towers	2870 NW 16 AVE #2C	1	$383.00	6/24/2015	Miscellaneous	30 TO CURE DRUNKENNESS / PENDING NOTICE EXPIRATION	
Town Park	428 NW 19 ST	2	$1,395.00	5/13/2015	Nonpayment	05/13/2015 - 14 days notice 06/03/2015- EVICTION FILE ON THIS DATE. 06/19/2015 CASE # 15-9579 CC05 / PENDING MEDIATION	
Town Park	522 NW 19 ST	2	$598.00	5/13/2015	Nonpayment	05/13/2015 - 14 days notices 06/03/2015- Eviction file on this date 14 days notice. 06/10/2015 case # 15-9241 CC05 / PENDING MEDIATION	
Town Park	526 NW 19 ST	1	$523.00	6/12/2015	Nonpayment	06/12/2015- 14 DAYS NOTICE / PENDING LITIGATION	
Victory Homes	7301 NW 4 AVE	1	$3,748.00	4/16/2015	Criminal Activity	RESIDENT REC 7 -DAY NOTICE OF TERMINATING LEASE-NO GRIEVANCE - CODED ON 4-16-15/ *EVICTION ON 7/7/15*	Yes
Ward Tower	2200 NW 54 ST #1506	1	$739.00	6/25/2015	Nonpayment	14-Day Notice Due nonpayment - Hospitalized / *PENDING LITIGATION*	
Ward Tower	2200 NW 54 ST #1705	1	$1,254.00	5/14/2015	Nonpayment	14-Day Notice / *PENDING LITIGATION*	
Ward Tower	2200 NW 54 ST #813	1	$180.00	5/26/2015	Unauthorized Boarder	5/22/2015: 30 Day Notice to Resident of Terminating Lease issued. *CLIENT IN COMPLIANCE*	
Ward Tower	2200 NW 54 ST #1709	2	$301.00	5/26/2015	Unauthorized Boarder	Eviction 30-day boarders / *PENDING LITIGATION*	
West Homestead Gardens	423 SW 5 ST	1	$2,974.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / FORWARDING PACKAGE TO ATTORNEY FOR EVICTION	
West Homestead Gardens	461 SW 4 CT	1	$1,419.00	6/5/2015	Non Compliance with Annual Recertification	30-day non compliance for re-exam / CLIENT IN COMPLIANCE	

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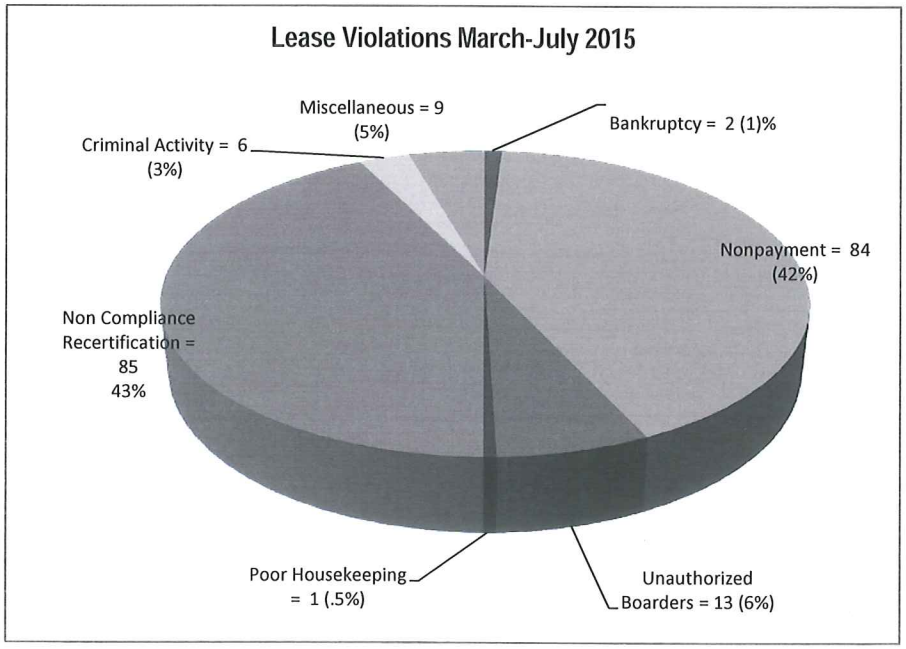
Total = 200

Legal Code: 1 = Notice issued

Legal Code: 2 = Filed with attorney for eviction

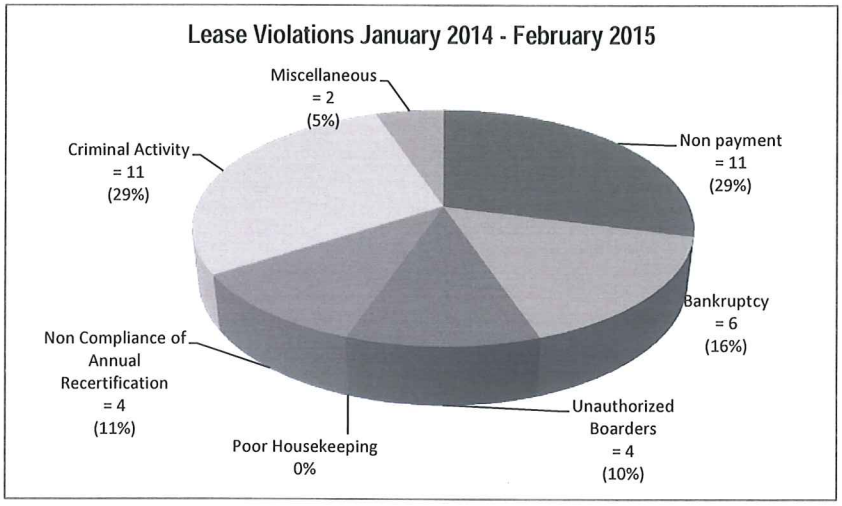


DEVELOPMENT NAME	ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENT	RESIDENT EVICTION
Liberty Square	1300 NW 62 Terr	2	$299.00	5/1/2014	Criminal Activity	Pending Litigation/case settled/ client also filed for bankruptcy	
Liberty Square	1232 NW 62 Terr	2	$0.00	5/23/2014	Criminal Activity	Pending Litigation	
Liberty Square	1416 NW 63 St	2	$86.00	1/7/2015	Criminal Activity	Pending Litigation	
Edison Court	6417 NW 3 Crt	2	$32.00	4/29/2014	Criminal Activity	Pending Litigation	
Claude Pepper	750 NW 18 Terr #503	2	$1,386.00	8/8/2014	Criminal Activity	Pending Trial	
Arthur Mays	11356 SW 214 St	2	$200.00	12/12/2014	Criminal Activity	Pending Trial	
Arthur Mays	22000 SW 116 Ave	2	$595.00	12/12/2014	Criminal Activity	Pending Litigation (result of drug sweep)	
Arthur Mays	11344 SW 214 St	2	$0.00	12/112/2014	Criminal Activity	Pending Litigation (result of drug sweep)	
Arthur Mays	11409 SW 216 St	2	$0.00	12/23/2014	Criminal Activity	Pending Litigation (result of drug sweep)	
Arthur Mays	11308 SW 214 St	2	$0.00	2/13/2015	Criminal Activity	Pending Litigation	
Arthur Mays	21473 SW 114 Ct	2	$0.00	12/12/2014	Criminal Activity	Pending Litigation (result of drug sweep)	
Buena Vista Homes	301 NW 47 St	2	$1,070.00	2/3/2014	Miscelleaneous	Pending Litigation	
Smathers	2970 NW 9	2	$1,808.00	2/10/2015	Miscelleaneous	Refused to transfer pending litigation	
Little River Terrace	8322 NW 5 Ave	2	$97.55	12/12/2014	Non Compliance with Annual Recertification	Deceased eviction 8/27/15	Yes
Kline Nunn	8300 N Miami Ave. #215	2	$24.00	7/9/2014	Non Compliance with Annual Recertification	In compliance now	
Wynwood Elderly	3000 NW 3 Ave. #402	2	$1,360.00	1/2/2015	Non Compliance with Annual Recertification	In compliance now	
Naranja	26220 SW 139 Ave	2	$322.00	3/12/2014	Non Compliance with Annual Recertification / Bankruptcy	Move out 7/10/15	
Annie Coleman	2501 NW 58 Ct #E	0	$553.00	7/14/2014	Nonpayment	Resolved	
Annie Coleman	1902 NW 62 St.	2	$21,362.00	11/13/2014	Nonpayment	Client must vacate by 8/31 per court order	
Annie Coleman	2101 NW 52 St	2	$7,076.00	2/23/2015	Nonpayment	Eviction 7/13/15	Yes
Culmer Place	667 NW 8 Ct	2	$1,078.00	2/2/2015	Nonpayment	Eviction scheduled for 8/31/15	
Gwen Cherry 16	2120 NW 19 Terr	2	$4,711.00	12/11/2014	Nonpayment	Settled through court stipulation	
Gwen Cherry 13	1315 NW 24 St	2	$9,014.00	1/14/2015	Nonpayment	Pending Litigation	
Gwen Cherry 14	2005 NW 23 St	2	$559.00	1/23/2015	Nonpayment	Pending Litigation	
Homestead East	1350 NW 13 St #8	2	$884.00	2/13/2015	Nonpayment	Settled through court stipulation	
Liberty Square	1301 NW 65 Terr	2	$2,801.00	2/24/2015	Nonpayment	Eviction 7/21/15	Yes
Perrine Gardens	10151 Circle Plaza W	2	$4,591.00	10/6/2014	Nonpayment	Pending Litigation	
Perrine Gardens	10145 Circle Plaza F	2	$7,763.06	10/1/2014	Nonpayment	Witt of Possession granted pending eviction date	
Annie Coleman	6139 NW 20 Ave	2	$6,807.00	10/9/2014	Nonpayment / Bankruptcy	Client filed for bankruptcy	
Annie Coleman	2350 NW 63 St #C	2	$4,958.00	11/17/2014	Nonpayment / Bankruptcy	Client filed for bankruptcy	
Liberty Square	6230 NW 14 Pl	2	$763.00	2/23/2015	Nonpayment / Bankruptcy	Client filed for bankruptcy	
Wynwood Elderly	3000 NW 3 Ave #418	2	$1,585.00	12/1/2014	Nonpayment / Bankruptcy	Client filed for bankruptcy	
Parkside	333 NW 4 Ave #41	2	$5,300.92	3/13/2014	Nonpayment / Bankruptcy	Client filed for bankruptcy	
Perrine Gardens	10130 Circle Plaza E	2	$3,480.46	6/9/2014	Nonpayment / Bankruptcy	Client filed for bankruptcy	

DEVELOPMENT NAME	ADDRESS	LEGAL CODE	BALANCE OWED	DATE OF ACTION	TYPE OF VIOLATION	COMMENT	RESIDENT EVICTION
Wynwood Elderly	3000 NW 3 Ave. #208	2	$2,020.00	7/15/2014	Unauthorized Boarders	Pending Litigation	
Robert King High	1403 NW 7 st #710	2	$955.00	8/29/2014	Unauthorized Boarders	Eviction 7/17/15	Yes
Arthur Mays	11411 SW 216 St	2	$0.00	8/7/2014	Unauthorized Boarders	Pending Litigation	
Arthur Mays	11431 SW 216 St	1	$0.00	2/20/2015	Unauthorized Boarders	Pending Litigation	

Total = 38 4

Legal Code 0 = Resolved

Legal Code 1 = Notice issued to resident

Legal Code 2 - Filed with attorney for evicion