LANDLORD-TENANT RELATIONS BOARD
Wednesday, October 3, 2018 – 7:00 p.m.
MINUTES OF THE REGULAR MEETING
301 King Street
Conference Room 2000
Alexandria, VA  22314

MEMBERS PRESENT:  Monique Banks, Michelle Frazier, Jeanette Shepherd, Elliott Waters, Katie Dilks, Valerie Ianieri, Isabella Debono, and Kaitlyn Massa

STAFF PRESENT:    Melodie Seau

GUESTS PRESENT:    Christina Ochoa

CALL TO ORDER
Jeanette Shepherd called the meeting to order at 7:08PM and opened the meeting to the public for comment.

PUBLIC COMMENT PERIOD
Ms. Christina Ochoa, 228 E. Monroe Avenue, discussed difficulties with a tenant to whom she had rented a room in her home.  Ms. Ochoa’s tenant has paid portions of his rent, but never fully paid since he moved into the home.  Several charities and churches have paid on his behalf, but the tenant still owes a balance.  Ms. Melodie Seau advised Ms. Ochoa that she would contact her to send sample forms and instructions, and that Ms. Seau could discuss measures for addressing the situation with the tenant.

VIRGINIA CAMPAIGN TO REDUCE EVICTIONS (CARE)
Ms. Seau distributed information from recent CARE meetings including draft legislative proposals.  The legislative proposals would prevent landlords from filing multiple unlawful detainer actions for nonpayment of rent, require tenants to offer tenants written leases and define the terms of a lease in cases where written leases were not offered, and would require the landlord to affirm that a notice of termination had been served by the Sheriff prior to filing an Unlawful Detainer.  Ms. Kaitlin Massa raised a concern that the lease terms for tenants who had not been offered a written lease would allow the landlord to collect two months rent as security deposit.  After discussion, the Board agreed to monitor future legislative proposals from CARE and to make recommendations on these proposals during the General Assembly Session.
HOUSING HEROES

Ms. Seau said the Housing Heroes recognition ceremony had been postponed to November 13 due to a conflict in scheduling for Room 1100 in City Hall.

APPROVAL OF MINUTES:

The minutes of the September 5, 2018, meeting were approved as submitted.

ADJOURNMENT

With no further business before the Board, the meeting was adjourned at 8:24PM.