

July 30, 2021

The Honorable James E. Clyburn
Chairman, House Select Subcommittee on the
Coronavirus Crisis
United States House of Representatives
2157 Rayburn House Office Building
Washington, DC 20515



Dear Chairman Clyburn,

Thank you for the opportunity to provide testimony to the House Select Subcommittee on the Coronavirus Crisis earlier this week at its hearing on *Oversight of Pandemic Evictions: Assessing Abuses by Corporate Landlords and Federal Efforts to Keep Americans in Their Homes*. As I mentioned at the hearing, it is critical that we remain vigilant regarding the actions of corporate landlords, which have filed to evict at least 75,000 residents despite the CDC eviction moratorium.

On Tuesday, July 27, Pretium Partners wrote a letter to the Subcommittee that was entered into the record suggesting that there were factual inaccuracies in my testimony.

There were no inaccuracies in my testimony. Pretium Partners simply misinterpreted my statement.

Specifically, I said:

“Pretium Partners’ and Ares Management’s Front Yard Residential has sought writs of possession to remove residents from their homes in around 100 cases in DeKalb and Clayton Counties in recent months and evicted at least five residents in those counties since the beginning of June. A number of these residents have filed CDC hardship declarations and/or sought to access rental assistance.”

I have attached dockets from several cases in DeKalb and Clayton Counties in Georgia where Pretium has evicted residents since the beginning of June (2021CM05504, 2021CM05520, 2021CM04156, 2021CM00318, 20D15627). It is unknown whether these residents have filed CDC hardship declarations or sought to access rental assistance. I would note that multiple residents that Pretium evicted filed answers in the eviction cases prior to being evicted. Pretium should document the steps it took to inform these residents of their rights under the CDC eviction moratorium and to assist these residents in accessing rental assistance that Congress made available.

In addition, in a number of other cases where we have documented that residents filed CDC hardship declarations and/or sought to access rental assistance, Pretium sought writs to remove residents from their homes after residents filed CDC hardship declarations and/or sought to access rental assistance (21D00040, 21D10671, 21D00058, 20D10964, 21D03316). Pretium attached dockets for these cases to its letter.

One of these cases (21D03316) is against Katrina Chism, who provided testimony to the committee earlier this week. In her testimony Ms. Chism noted that she had filed a CDC hardship declaration and even though she was approved for rental assistance, Pretium Partners' Front Yard Residential/ Havenbrook Homes refused to accept it. Ms. Chism was forced to leave her home in May under threat of eviction.

Pretium's claim that it did not evict residents who filed CDC hardship declarations or sought rental assistance is misleading since Pretium did in fact force residents such as Ms. Chism out of their homes under threat of eviction.

What is perhaps most striking about Pretium Partners' letter is what it does not address: Pretium's more than 1,730 eviction filings since the CDC eviction moratorium has been in effect and its filing to evict renters in majority-Black counties at several times the rate it has residents in majority-white counties.

We applaud the Subcommittee for looking into evictions by corporate landlords and for initiating investigations into Pretium Partners and other landlords that have filed to evict more than 5,000 residents combined despite the CDC eviction moratorium. Given the large number of eviction filings we have seen by corporate landlords such as Pretium despite the CDC eviction moratorium, the Subcommittee's focus on this is critically important.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Baker".

Jim Baker
Executive Director
Private Equity Stakeholder Project

CC: The Honorable Steve Scalise, Ranking Member

Encl.

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM05520 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 03/30/2021**Status:** Disposed, 04/26/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
RESI TL1 BORROWER LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Perkins Ernestine	Defendant	
Patho		

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
06/01/2021	Service	EVICTON, Perkins Ernestine
04/26/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
04/26/2021	Event Outcome	Writ of Possession PATHO - Patho By RESI TL1 BORROWER, LLC
04/16/2021	Image Document	Request for Writ
04/09/2021	Image Document	Notice DEFENDANTS CONSENT TO VIDEO TRIAL
04/09/2021	Answer	Answer Late By Perkins Ernestine
04/01/2021	Service	HUNG ON DOOR, Perkins Ernestine

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM05504 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 03/30/2021**Status:** Disposed, 04/26/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
HOME SFR BORROWER LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Nembhard Christopher	Defendant	
Patho		

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
06/04/2021	Service	EVICTON, Nembhard Christopher
04/26/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
04/26/2021	Event Outcome	Writ of Possession PATHO - Patho By HOME SFR BORROWER, LLC
04/16/2021	Image Document	Request for Writ
04/01/2021	Service	HUNG ON DOOR, Nembhard Christopher
03/29/2021	Image Document	Dispossessory Proceeding
03/29/2021	Case Filing	Patho

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM04156 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 03/04/2021**Status:** Disposed, 04/07/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
FYR SFR BORROWER LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Sappor Edmund	Defendant	
Patho		

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
06/01/2021	Service	EVICTON, Sappor Edmund
04/07/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
04/07/2021	Event Outcome	Writ of Possession PATHO - Patho By FYR SFR BORROWER, LLC
03/31/2021	Image Document	Request for Writ
03/17/2021	Image Document	Notice DEFENDANTS CONSENT TO VIDEO TRIAL ANSWER FORM NOT FILLED OUT NOT CONSIDERED AN ANSWER
03/11/2021	Service	HUNG ON DOOR, Sappor Edmund

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM00318 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 01/08/2021**Status:** Disposed, 02/04/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
HOME SFR BORROWER II LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Hopkins Maurice	Defendant	
Patho		
Nelson JoAnna	Defendant	

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
06/10/2021	Service	EVICTON, Nelson JoAnna
06/10/2021	Service	EVICTON, Hopkins Maurice
02/04/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
02/04/2021	Event Outcome	Writ of Possession PATHO - Patho By HOME SFR BORROWER II, LLC
01/27/2021	Image Document	Request for Writ
01/13/2021	Service	HUNG ON DOOR, Nelson JoAnna
01/13/2021	Service	HUNG ON DOOR, Hopkins Maurice
01/06/2021	Image Document	DISPOSSESSORY

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM04186 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 03/04/2021**Status:** Disposed, 04/12/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
FYR SFR BORROWER LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Walker Stephen Michael	Defendant	
Patho		

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
06/15/2021	Service	EVICTON, Walker Stephen Michael
04/12/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
04/12/2021	Event Outcome	Writ of Possession PATHO - Patho By FYR SFR BORROWER, LLC
03/31/2021	Image Document	Request for Writ
03/12/2021	Service	HUNG ON DOOR, Walker Stephen Michael
03/04/2021	Image Document	DISPOSSESSORY PROCEEDING
03/04/2021	Case Filing	Patho

Magistrate Court Civil Case Inquiry

[NEW SEARCH](#)**Case Number:** 2021CM00183 KH**Assigned to:** Judge KWRIGHTHIL**Filing Date:** 01/06/2021**Status:** Disposed, 02/05/2021

Writ of Possession PATHO

Case Parties

<u>Party Name</u>	<u>Party Type</u>	<u>Attorney Name</u>
FYR SFR BORROWER LLC	Plaintiff	WILSON LYNN
HAVENBROOK HOMES LLC	Plaintiff	WILSON LYNN
FRONT YARD RESIDENTIAL	Plaintiff	WILSON LYNN
Smith Ashley Tamaya	Defendant	
Patho		
Smith Duane	Defendant	

Click  for additional information.

Case Docket Information

<u>Action Date</u>	<u>Docket Action</u>	<u>Description</u>
05/03/2021	Service	EVICTON, Smith Duane
05/03/2021	Service	EVICTON, Smith Ashley Tamaya
02/05/2021	Final Case Disp	FINAL CASE DISPOSITION Writ of Possession PATHO
02/05/2021	Event Outcome	Writ of Possession PATHO - Patho By FYR SFR BORROWER, LLC
01/29/2021	Image Document	Request for Writ
01/13/2021	Service	HUNG ON DOOR, Smith Duane
01/13/2021	Service	HUNG ON DOOR, Smith Ashley Tamaya
01/05/2021	Image Document	DISPOSSESSORY PROCEEDING

Case Information

20D15627 | PROGRESS ATLANTA, LLC VS INDIA SULLIVANT,AND ALL OTHER OCCUPANTS

Case Number	Court	Judicial Officer
20D15627	Division 0	Anderson, Berryl A
File Date	Case Type	Case Status
11/24/2020	Magistrate Dispossessory - Non Payment of Rent	Closed

Party

Plaintiff

PROGRESS ATLANTA, LLC

Address

6065 ROSWELL RD STE 680
ATLANTA GA 30328

Active Attorneys ▼

Lead Attorney

Cruikshank, Elizabeth
Retained

Defendant

SULLIVANT, INDIA

Address

2115 BRENTWOOD CV
ELLENWOOD GA 30294

Defendant

AND ALL OTHER OCCUPANTS

Address

2115 BRENTWOOD CV
ELLENWOOD GA 30294

Disposition Events

12/31/2020 Judgment ▼

Judicial Officer
McNeal, Shannon

Judgment Type
Order and Judgment

Events and Hearings

11/24/2020 Dispossessory Warrant ▼

Comment
Of the plaintiff

12/02/2020 Answer

12/03/2020 Affidavit of Service ▼

Comment
Answer due by December 2, 2020.

12/10/2020 Zoom Hearing Information ▼

Comment
<https://dekalbcountyga.zoom.us/j/89446278384> Password: 949678

12/21/2020 Affidavit ▼

Comment
AFFIDAVIT BY ELIZABETH CRUIKSHANK

12/28/2020 Dispossessory Attorney ▼

Judicial Officer
Anderson, Berryl A

Hearing Time
1:00 PM

Comment
<https://dekalbcountyga.zoom.us/j/89446278384> Password: 949678

01/20/2021 Writ Application Issued ▼

Comment
WRIT APPLICATION

01/21/2021 Writ application sent to judge

02/17/2021 Writ To Marshal

02/17/2021 Writ Service ▼

Unserved

Anticipated Server
Marshal

Anticipated Method

02/26/2021 Writ Service ▼

Served
06/11/2021

Anticipated Server
Marshal

Anticipated Method

06/16/2021 Tenant Ejected

Financial

PROGRESS ATLANTA, LLC

Total Financial Assessment	\$142.00
Total Payments and Credits	\$142.00

11/23/2020	Transaction Assessment			\$54.00
11/23/2020	eFile Payment	Receipt # 2020-54380	PROGRESS ATLANTA, LLC	(\$54.00)
1/20/2021	Transaction Assessment			\$88.00
1/20/2021	eFile Payment	Receipt # 2021-03056	PROGRESS ATLANTA, LLC	(\$88.00)