About the Authors

Alex J. Becker is an attorney at Murphy Desmond S.C. and a member of the firm's Creditors' Rights, Business Bankruptcy and Commercial Litigation practice group. Mr. Becker received his B.S. from the University of Wisconsin–La Crosse and his J.D. from the University of Wisconsin Law School. Mr. Becker is admitted to practice in the State of Wisconsin, the U.S. District Court for the Western District of Wisconsin, and the U.S. District Court for the Eastern District of Wisconsin, as well as the U.S. Bankruptcy Courts in those districts. Mr. Becker is a member of the Commercial Law League of America. Mr. Becker's practice focuses primarily on litigation, creditors rights, commercial and consumer debt collection, debt collection defense, commercial and residential foreclosure, creditor representation in bankruptcy proceedings, property and boundary disputes, and landlord-tenant law. Mr. Becker is a contributor to the current supplement of *Wisconsin Collection Law*, published by Thomson West, which is now volumes 12 and 13 of the Wisconsin Practice Series, as well as the current supplement of *Collections and Bankruptcy in Wisconsin* (State Bar of Wis. 3d ed. 2022 & Supp.). Mr. Becker proudly served in the United States Marine Corps from 2016 through 2022.

Jennifer M. Hayden is an attorney with Pettit Law Group S.C. Her practice focuses on assisting residential and commercial landlords and property management companies throughout the state of Wisconsin. She presents seminars on landlord-tenant law, is a guest author on Tristan Pettit's Wisconsin landlord-tenant law blog, and has coauthored an article for *Wisconsin Lawyer* on changes to the laws affecting landlords.

Mitch is a clinical law professor and director of the Neighborhood Law Clinic at the University of Wisconsin Law School where he teaches and practices residential rental housing law. He is also the owner of several residential rental properties. Mitch co-founded Community Justice Inc., a nonprofit law firm that provides direct legal services to low-income individuals. He serves as an officer on the Wisconsin Trust Account Foundation Board and is a member of the Public Interest Law Section. Mitch lives in Madison with his wife Leah and their 3 rescue dogs.

Tristan R. Pettit is an attorney shareholder and the president of the Milwaukee law firm Pettit Law Group S.C., assisting individuals, families, and businesses throughout the state. He focuses his practice in landlord-tenant law, representing landlords and property management companies throughout Wisconsin. Mr. Pettit handles both commercial and residential evictions and the accompanying damages claims for his clients. He also handles litigation involving lead-based paint, bedbugs, fair housing (discrimination) claims, defense of *Koble* lawsuits, building code orders, public nuisance lawsuits, and the defense of Wis. Admin. Code ch. ATCP 134 violations and investigations. He assists clients with the drafting and interpreting of commercial leases, residential rental agreements, and other rental documents and is the author of many of the landlord-tenant forms sold by Wisconsin Legal Blank Co., which are used throughout the state. Mr. Pettit also consults with landlords and management companies on best practices in the management of commercial and residential rental properties. Mr. Pettit presents seminars on landlord-tenant law and related matters throughout the state, including his Landlord Tenant-Law Boot Camp since 2008, during which he has taught over 2,000 attendees. He is a past president and current board member of the Rental Property Association of Wisconsin, Inc. (formerly known as the Apartment Association of Southeastern Wisconsin, Inc.) He is also the author of a Wisconsin landlord-tenant law blog, http://www.LandlordTenantLawBlog.com, which he has been producing since 2009.

Brian A. Schuk focuses his practice mainly on landlord-tenant law, representing both landlords and tenants. After being a partner of Wassel, Harvey & Schuk, LLP for 12 years, Mr. Schuk opened his own law firm, Schuk Law, LLC, in June 2017. He continues to represent businesses and individuals by assisting with negotiating and drafting leases, evictions, and damages and security deposit disputes. Mr. Schuk has been a regular presenter at programs on landlord-tenant law for many years. He also has been an adjunct

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professor at the University of Wisconsin Law School and Marquette University Law School. He wrote "New Law Gives Landlords More Tools to Remove Problem Tenants," in the State Bar of Wisconsin's *InsideTrack* newsletter, discussing the changes to landlord-tenant law resulting from 2015 Wis. Act 176. In addition, Mr. Schuk represents clients in both commercial and residential real estate, probate administration, and estate planning. He is an active member of the State Bar of Wisconsin and is a former president of the Walworth County Bar Association. Mr. Schuk received his undergraduate degree from the University of Wisconsin-Milwaukee and his J.D. from Marquette University Law School.

David R. Sparer is currently semi-retired. He most recently was a clinical supervisor at the University of Wisconsin Law School, running the Eviction Defense Clinic. He remains a clinical supervisor with the Neighborhood Law Clinic, focusing upon tenants' rights. He received his J.D. from the University of Wisconsin Law School in 1979. He has practiced in Dane County and throughout Wisconsin, focusing on representation of tenants in all manner of claims and defenses. This included security deposit, rent abatement, fair housing, and retaliation claims, and defense to eviction claims. During these several decades while representing housing cooperatives, he presented claims against the tenant members. He has appeared before circuit courts throughout south-central Wisconsin on many occasions and also argued tenants' rights cases before the Wisconsin Court of Appeals and the Wisconsin Supreme Court. He has been a regular presenter at continuing legal education programs on landlord-tenant law and fair housing law for many years.

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