



Carlton Jackson  
Chief Executive Officer  
Dayton Realtors  
1515 S. Main Street  
Dayton, OH 45409

March 24, 2021

Dear Carlton,

Thank you for reaching out with your concerns and for the Dayton Realtor's ongoing engagement in the Eviction Task Force. The pay to stay ordinance gives judges discretion to allow tenants to avoid an eviction if all back rent, late fees, and court costs have been paid. Currently, landlords do not have to accept back rent if an eviction has already been filed.

The City of Dayton has been considering an ordinance like this for nearly a year, and has had many discussions with advocates for landlords and tenants about the final version. We are grateful that many landlords have been willing to work with tenants to create payment plans or to help them apply for rental assistance dollars during the COVID-19 crisis. We recognize eviction is a last resort for many landlords and is a burdensome process, which is why the ordinance limits the tenant's ability to use the defense to once per calendar year.

This ordinance is critical to prevent unnecessary evictions and to maintain neighborhood stability. The COVID-19 crisis has been particularly difficult on renters in Dayton. An analysis done by Dr. Richard Stock of rental assistance applications from 2020 found that over 15 percent of renters citywide had applied for help with rent from Miami Valley Community Action Partnership. In some neighborhoods, tenants in one out of every five rental units had applied for help.

Evictions are a racial justice issue. According to an analysis by Eviction Lab, Black renters nationally are more likely to face evictions – particularly Black women. In Dayton, all of the zip codes where more than 20% of tenants applied for help with rent were majority African-American. We see this ordinance as an important step in stemming the local eviction crisis, particularly for Black Daytonians.

Finally, we do not view eviction as a pandemic only problem. City of Dayton residents have been having challenges with evictions well before the pandemic. Like most challenges, COVID just made it worse. That is why we did not sunset the provision.

Again, thank you for reaching out and for your advocacy.

Sincerely,

Nan Whaley  
Mayor of Dayton