

State	Agency	Citation to Action / Case if found	Case Description
Alabama	Consumer Affairs Section under Office of the Attorney General	<a href="#">Press Release: Attorney General Luther Strange Announces Top Ten Consumer Complaints Reported To His Office During 2014 (2/27/15)</a>	"In accordance with National Consumer Protection Week, Alabama Attorney General Luther Strange announces the top ten consumer complaints as reported to his office by Alabamians during 2014."
Alaska	Consumer Protection Unit under the Department of Law (and the Attorney General)	<a href="#">State v. Anchorage Trailer Sales, Inc., C. A. No. 76-7971, 1977 WL 18408 (Super. Ct. Alaska 1977).</a>	"Complaint [filed by State of Alaska] alleges that defendant, Anchorage Trailer Sales, Inc. (hereinafter referred to as 'ATS, Inc. '), engaged in unlawful acts and practices, the substantial terms of which were to condition the rental of a mobile home lot owned, rented, or controlled by ATS, Inc. upon the purchase of a mobile home from a dealership owned or controlled by ATS, Inc., which acts and practices allegedly constitute an unreasonable restraint of trade. Resulted in a consent decree overseen by the AG."
Arizona	Consumer Protection and Advocacy Division under the Arizona Attorney General's Office.	<a href="#">\$241,401 Judgment Obtained in Alleged Mortgage Scam</a>	"Attorney General Mark Brnovich announced his office obtained a \$241,401 judgment against Mortgage Relief Solutions, Inc. and its owner, Eric David Brown. The judgment also prohibits Mortgage Relief Solutions and Eric Brown from engaging in mortgage or real estate-related activity in Arizona."
Arizona		<a href="#">State ex rel. Brnovich v. 6635 N. 19th Avenue, Inc., No. 1 CA-CV 15-0550, 2016 WL 7368620, at *1 (Ariz. Ct. App. 2016).</a>	"This case involves an action by the State to compel pre-complaint discovery in a potential consumer fraud case... Here, as part of its investigation of whether 6635 N. 19th Avenue, Inc., d/b/a Woodbridge Apartments ("Woodbridge") had, or was violating the CFA, the Attorney General issued a Civil Investigative Demand ("CID") to Woodbridge on October 1, 2014 concerning its multifamily residential complex known as Woodbridge Apartments ("the Complex"). After determining that Woodbridge's response was not fully compliant, the Attorney General filed a petition on January 9, 2015 in the superior court ("the Petition") for an order to show cause to enforce the CID." The action resulted in a \$241,401 judgment against Mortgage Relief Solutions in July 2017.
Arkansas	Consumer Protection Division of Attorney General's Office	<a href="#">Press Release: RUTLEDGE OBTAINS OVER \$600,000 JUDGMENT AGAINST THE RESORT PLACE</a>	"Arkansas Attorney General Leslie Rutledge obtained a judgment valued at more than \$600,000 against The Resort Place LLC and owners Jay Allen Edmonson and Dora Ann Edmonson. The Resort Place operated under the names Resort Place Travel and C4Success. Based on allegations in the complaint, The Resort Place failed to book pre-paid vacations and used consumers' credit card information to pay for other consumers' vacations."
California	California Department of Consumer Affairs, though the AG and local DAs appear to handle some consumer protection litigation	<a href="#">KOHLER CO., Petitioner, v. The SUPERIOR COURT OF LOS ANGELES COUNTY, Respondent; Joanna Park-Kim et al., Real Parties in Interest (11/14/2018)</a>	"Condominium owners brought proposed class action against manufacturer of plumbing components installed in homes during construction, alleging that pressure balancing valves and mixer caps were defectively designed and manufactured. Following grant of summary adjudication as to all claims except plaintiff warranty and negligence claims, Right to Repair Act claims, and unfair competition law claim, manufacturer filed "motion re anti-class-certification," seeking a ruling that none of the remaining causes of action could be certified as a class action. The Superior Court, Los Angeles County, No. BC588369, John Shepard Wiley, Jr., J., granted the motion as to all claims except for Right to Repair Act claim. Manufacturer filed petition for writ of mandate, which the Court of Appeal summarily denied. Manufacturer filed petition for review, and the Supreme Court granted that petition and remanded with directions." The case concerns a comprehensive statutory scheme to govern construction defect litigation, commonly known as the Right to Repair Act (the Act), enacted in 2002 and the concerns of the Consumer Attorneys of California about the Act.
California		<a href="#">People ex rel. Harris v. Aguayo, 218 Cal. Rptr. 3d 221, 227 (Ct. App. 2017).</a>	"The action arises out of a complex real estate scam through which appellants acquired and rented real estate belonging to others. This civil proceeding follows two criminal trials which resulted in 31 criminal convictions related to the scheme, 29 of which were felonies. The People proposed 1,574 violations of the UCL..."
California		<a href="#">Press Release: Attorney General Brings Consumer Protection Action Against Southern California Property Management Firm (Feb. 27, 2001)</a>	"Attorney General Bill Lockyer today announced a court-approved settlement that will provide refunds to tenants who lost security deposits because of improper charges by R.W. Selby & Co., Inc., a Los Angeles-based property management firm . . . ."
California		<a href="#">Press Release: Attorney General Lockyer Files Legal Action Against Arnel Management Company to Provide Refunds to Renters in Orange County (Sept. 28, 2001)</a>	"Attorney General Bill Lockyer today settled a \$1.5 million consumer protection complaint against Arnel Management Company for wrongfully denying the return of security deposits to thousands of tenants in Orange County."
California		<a href="#">Press Release: Attorney General Kamala D. Harris Announces Settlement With Privatized Military Housing Contractors Over Allegations of Illegally Evicting Military Servicemembers (Aug. 10, 2016)</a>	"Attorney General Kamala D. Harris today announced that California has reached a \$252,000 settlement with two privatized military housing contractors over the companies' unlawful evictions of 18 military servicemembers and their families from private military housing complexes in San Diego and Orange Counties."

California		<a href="#">Press Release: Attorney General Kamala D. Harris Issues Bulletin to California Law Enforcement Agencies Detailing Eviction Protections for Californians (4/28/2016)</a>	"Attorney General Kamala D. Harris today issued an information bulletin to California law enforcement agencies to reinforce integral eviction procedures under the California Homeowner Bill of Rights. Under current California law, occupants of a foreclosed property who are not named in eviction documents – such as tenants – can present a 'Claim of Right to Possession' form to temporarily stop the eviction process up to and including when the Sheriff comes to remove them from the property."
Colorado	Consumer Protection Division of the Attorney General's Office	<a href="#">State ex rel. MacFarlane v. Boulder Rental Prop. Ass'n, Inc., No. 80 CV 1583, 1981 WL 11409, at *2 (Dist. Ct. Colo. Mar. 11, 1981).</a>	AG brought this case against several defendants. One of the defendants, Frasier Meadows Development Corp., entered into a consent decree and was restrained from "control[ing], fix[ing], maintain[ing] or stabiliz[ing] the rental prices of residential properties in the State of Colorado."
Connecticut	Department of Consumer Protection	None found	
Delaware	Consumer Protection Unit of the Attorney General's Office; Consumer Affairs Board under the Department of Community Affairs and Economic Development	<a href="#">Press Release: Residents Of Two Newark Apartments To Receive Funds As A Result Of DOJ Consumer Fraud Action (1/16/19)</a>	"Residents of two apartment complexes in Newark are eligible to receive some funds as a result of an action by the Delaware Department of Justice Consumer Protection Unit alleging the apartments were advertised to have amenities that they did not have or which were not operational. The owners and property manager of Hidden Creek are also prohibited in the future from renting residential apartment units anywhere in the state suffering the same types of issues."
Delaware		<a href="#">State ex rel. Brady v. Silverview Farm, Inc., No. Civ. A. 701-S., WL 1798053, at *1 (Del. Ch. July 19, 2005).</a>	"In September 2004, the Attorney General filed this action on behalf of the State of Delaware against the owners of a manufactured home community. The complaint alleges a pattern of ongoing behavior by the owners that includes harassing tenants, imposing unreasonable rules, and preventing the tenants from enjoying their homes."
Delaware		<a href="#">State ex rel Brady v. Tunnell Cos., No. 2260-S, 2005 BL 116495 (Del. Ch. Oct. 11, 2005), Court Opinion</a>	"Defendants have acknowledged that for a time and continuing through 2001, they collected the gross receipt tax or its equivalent amount as a rental tax as a separately itemized fee from tenants of their manufactured home communities in Sussex County."
Delaware		<a href="#">State v. Bon Ayre Land, LLC, No. N14C-03-218 MJB, 2014 BL 458131 (Del. Super. Ct. May 13, 2014), Court Opinion</a>	"Attorney General Beau Biden announced today that his office has secured a consent order requiring a Smyrna-area manufactured home community to refund monies it collected in violation of the law.... Contrary to the representations made in the promotional materials, Bon Ayre sent out invoices last December billing its tenants for real estate tax increases dating back to 2006."
Delaware		<a href="#">Press Release: Manufactured home community owner ordered to take action to improve health and safety of residents (June 6, 2013)</a>	"Following its investigation, the Director of the Consumer Protection Unit reached an agreement with PFL, enacted through the legally-binding Cease and Desist order, that requires the company to remove the debris of an abandoned manufactured home that was destroyed in a fire, to maintain the community in a manner to protect the health and safety of its residents, to place the roads in the community in a good condition, and to continue to maintain the roads in a good condition. The agreement also ordered PFL to provide an addendum to the tenant with the noncompliant lease to fix its legal deficiencies."
Delaware		<a href="#">Press Release: Attorney General Announces Distribution of Restitution Funds to Tenants of Dover Apartments For False Advertising (June 9, 2015)</a>	"Delaware Attorney General Matt Denn announced Tuesday more than 700 tenants will receive a combined \$75,000 in restitution as a result of a two Dover apartment complexes advertising an amenity unavailable for tenants to use."
Delaware		<a href="#">Press Release: Attorney General's Office Acts To Protect Manufactured Housing Tenants From Improper Conduct By Community Owner (Nov. 16, 2015)</a>	"Attorney General Matt Denn's office has filed suit against the owner of three Delaware manufactured housing communities for attempting to financially pressure tenants to give up their legal right to arbitrate proposed rent increases."
Delaware		<a href="#">Press Release: Two Newark Apartment Complexes Sued for Consumer Fraud (Mar. 20, 2017)</a>	"According to the suit, tenants have reported numerous cases of HVAC problems, non-working appliances, plumbing issues, window issues as well as a lack of response to maintenance calls a lack of repair when the issues are raised. Both properties also had numerous county code violations. Because advertising for the apartment complexes promotes amenities such as free heat and hot water, air conditioning, fully equipped kitchens, and 24-hour emergency repair, not providing such things constitutes a violation of Delaware consumer fraud laws."
Delaware		<a href="#">Press Release: Attorney General Announces Distribution of Restitution Funds to Tenants of Dover Apartments For False Advertising (6/9/15)</a>	"Delaware Attorney General Matt Denn announced Tuesday more than 700 tenants will receive a combined \$75,000 in restitution as a result of a two Dover apartment complexes advertising an amenity unavailable for tenants to use."
Delaware		<a href="#">Press Release: Biden's office secures Order requiring manufactured home community to pay refunds to tenants (5/16/14)</a>	"Attorney General Beau Biden announced today that his office has secured a consent order requiring a Smyrna-area manufactured home community to refund monies it collected in violation of the law."

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<b>Florida</b>	Florida Department of Agriculture and Consumer Services; Florida Department of Financial Services; Florida Office of the Attorney General	<a href="#">Press Release: Attorney General Bondi Takes Action Against Companies Targeting Financially Distress Floridians (10/12/2017)</a>	"Attorney General Pam Bondi's Office filed a complaint against HOA Problem Solutions, Inc., as well as several related companies, for using deceptive and unfair practices to acquire properties from financially distressed homeowners. These Floridians' homes faced impending homeowners' association foreclosure auction because of outstanding HOA dues. According to the complaint, HOA Problem Solutions told homeowners that they could walk away free and clear from properties if the homeowners executed a quitclaim deed for a fraction of the value of the home. However, the homeowners who executed quitclaims are still being held responsible for prior home loans."
<b>Georgia</b>	Consumer Protection Division of Attorney General's Office	None found	
<b>Hawaii</b>	Office of Consumer Protection under the Department of Commerce and Consumer Affairs	<a href="#">Article: No One Is Speaking Up For Hawaii's Renters (12/12/18)</a>	"Honolulu residents pay some of the highest rents in the nation. But there still isn't an organization dedicated to advocating for tenants. And when it comes to actual eviction cases, they lose nearly every time. . . . The state Office of Consumer Protection runs an informational landlord-tenant hotline and receives about 8,000 to 10,000 calls per year."
<b>Idaho</b>	Consumer Protection Division of Attorney General's Office	None found	
<b>Illinois</b>	Consumer Protection Division of Attorney General's Office	<a href="#">People ex rel. Fahner v. Testa, 445 N.E.2d 1249, 1250-51 (Ill. App. Ct. 1983).</a>	"The complaint charged that defendant told certain of his mobile home tenants that they could not sell their homes unless the homes were removed from the village after sale. Defendant offered to buy certain of their homes at prices that were as much as one-half below the prices offered by potential purchasers. Defendant attempted to evict certain tenants and purchasers of the homes of former tenants and denied leases to potential purchasers. There was no comparable mobile home village in the vicinity. Plaintiff alleged that defendant's acts were unfair or deceptive, in violation of section 262 of the Consumer Fraud and Deceptive Business Practices Act."
<b>Illinois</b>		<a href="#">People ex rel. Fahner v. Hedrich, 438 N.E.2d 924, 926 (Ill. App. Ct. 1982).</a>	"[T]he defendant did not use written leases when renting out a lot. The lots were rented as month-to-month tenancies. Prior to January 1, 1980, when several tenants of Oak Grove wanted to sell their mobile homes, the defendant informed them that if the mobile home was to remain on the Oak Grove lot after the sale, the tenant-seller would be required to pay a fee of approximately \$1,500 to the defendant. . . . Because of these fees, some of the Oak Grove tenant-sellers filed consumer complaints against the defendant. As a result of the consumer complaints filed with the Consumer Protection Division of the Illinois Attorney General's Office, a subpoena issued against the defendant in November of 1979."
<b>Illinois</b>		<a href="#">Press Release: Madigan: Chicago Woman Arraigned on Theft Charges (June 15, 2016)</a>	"Attorney General Lisa Madigan today joined with the Chicago Housing Authority (CHA) Office of the Inspector General (OIG) to announce theft charges against Cassandra Evans of Chicago, an employee of a CHA property management company, for allegedly pocketing rent payments into her personal bank account and spending the money totaling nearly \$9,000."
<b>Illinois</b>		<a href="#">Press Release: Attorney General Madigan Files Lawsuit Against Berwyn Property Owner over Lead Paint Hazards (July 8, 2016)</a>	"Attorney General Lisa Madigan filed a lawsuit Thursday against a suburban property owner for violating the Lead Poisoning Prevention Act by failing to fix cracked and peeling lead paint in a Berwyn apartment building after a young child living there tested for high levels of lead exposure."
<b>Indiana</b>	Consumer Protection Division of Attorney General's Office	None found	
<b>Iowa</b>	Consumer Protection Division of Attorney General's Office	<a href="#">Article: Attorney general acts to protect seniors facing big bills after Marshalltown tornado (2/4/19)</a>	"Iowa's Attorney General has taken steps to ensure seniors who temporarily lost their housing this summer in Marshalltown's tomado won't be forced to pay expensive storage bills."

Iowa		<a href="#">Press Release: State Sues Heather Manor Property Owners (May 24, 2005)</a>	"[D]efendants purchased the property for much lower than market price through their company, Heather Manor, L.L.C. The defendants then entered into a lease with a company they also controlled, Horace Mann Home for the Aged, Inc., to operate the facility. Miller said that, because they controlled both companies, the defendants signed the January, 2003 lease as both tenant and landlord. That lease contained higher rent payments to the defendants and resulted in greater financial risk for the residents of Heather Manor."
Kansas	Consumer Protection Division of Attorney General's Office; Kansas Housing Resources Corporation, statutorily a division of Kansas Development Finance Authority (K DFA)	<a href="#">Journal Entry of Consent Judgment at 2, State ex rel. Six v. Liberty Asset Mgmt. (Dist. Ct. Kan. Oct. 9, 2009) (No. 09-CV-257).</a>	"Plaintiff alleges Defendant engages in consumer transactions that involve Defendant's (i) purchase of all of an individual's right, title, and interest in and to the individual's real property when the real property is, was, or likely will be in a foreclosure proceeding, (ii) simultaneous leasing of the real property back to the individual under a lease . . . ."
Kentucky	Attorney General's Office of Consumer Protection	<a href="#">Com. ex rel. Stephens v. Isaacs, 577 S.W.2d 617, 617 (Ky. Ct. App. 1979).</a>	"The Commonwealth of Kentucky, on relation of its Attorney General, sought injunctive relief in Franklin Circuit Court enjoining the appellees from evicting tenants of appellees in retaliation for the tenants writing letters of complaint in order to effectuate corrections of what the tenants believed to be unsafe, unhealthy and improper conditions at the apartment complex where they resided."
Louisiana	Public Protection Division of Office of the Attorney General	None found	
Maine	Consumer Protection Division of Attorney General's Office	<a href="#">State v. DeCoster, 653 A.2d 891 (Me. 1995).</a>	"State brought action under Civil Rights Act and Unfair Trade Practices Act (UTPA) against employer who prevented visitors, including those offering family planning, outreach, and legal services, from having access to employees who lived in employer owned mobile home park."
Maine		<a href="#">Press Release: Land Lord Agrees to Stop Automatic Early Termination Fees (May 16, 2008)</a>	"Port Property Management has typically charged tenants who leave early a fee of more than \$600, even if it immediately re-rents the apartment. Automatic Early Termination Fees can be illegal if the landlord immediately finds a new tenant. Pursuant to this Consent Decree, Port Property Management is ordered to cease automatic termination fees and to refund money to tenants who were improperly charged an Early Termination Fee . . . ."
Maine		<a href="#">Press Release: Attorney General Mills encourages Mainers to call the Consumer Information and Mediation Service (7/15/14)</a>	"Attorney General Janet Mills is reminding Mainers about the Consumer Information and Mediation Service, operated by the Maine Attorney General's Office. Mainers who have questions about consumer issues or are worried they may be the target of a scam can call the Consumer Mediation and Information Service for assistance, free of charge."
Maryland	Consumer Protection Division of Attorney General's Office	<a href="#">Stacey J. Hawkins v. Reg'l Mgmt., Inc., No. 2550, 2018 WL 480766 (Md. Ct. Spec. App. Jan. 19, 2018)</a>	"Appellant, Stacey J. Hawkins, filed a class action lawsuit in the Circuit Court for Baltimore City against appellee, Regional Management, Inc. (RMI). The complaint alleged that RMI violated the Maryland Consumer Debt Collection Act (MCDCA) and the Maryland Consumer Protection Act (MCPA) by routinely seeking collection of "extra unjustified charges" at the expiration or termination of a residential lease. RMI moved to dismiss all counts for failure to state a claim. Following a hearing, the circuit court granted RMI's motion to dismiss, without leave to amend. Hawkins' motion for reconsideration was summarily denied."
Maryland		<a href="#">Press Release: Attorney General Frosh Sues Landlords for Defrauding Rental Applicants (4/18/2016)</a>	"[The] Consumer Protection Division has filed charges against Perry Willey Rental and its owners, Perry Willey and Jaime Dailey, for advertising residential rental properties in the Salisbury area and accepting prepaid rent and security deposits from tenants, but refusing to deliver the properties to the tenants or provide refunds."
Maryland		<a href="#">Press Release: Attorney General Frosh Announces Settlement With Homes Direct, Inc.: Landlord agrees to stop illegal rental practices and to reimburse tenants (6/22/2016)</a>	"Its residential leases contained illegal fees, illegal security deposit provisions, and other abusive terms. Some of Homes Direct's rental properties weren't habitable and lacked such essential utilities as hot and cold running water. Additionally, Homes Direct failed to comply with the Maryland Lead Risk Reduction in Housing Law. "
Maryland		<a href="#">Press Release: AG Gansler: Developer of Unbuilt Retirement Community for Veterans in Baltimore Co. Must Reimburse Deposits to Applicants (6/03/2014)</a>	"The settlement resolves allegations that Infantino withheld deposits from prospective tenants after failing to obtain financing for construction of a residential retirement community for military veterans in southeast Baltimore County."
Maryland		<a href="#">Press Release: AG Gansler Announces Settlement With Property Manager: Pikesville company agrees to return tenants' security deposits (09/26/2013)</a>	"The Maryland Security Deposit Law requires landlords who collect security deposits to deposit the funds collected, within 30 days of receipt, into an interest-bearing bank account that is used exclusively for security deposits. The Division alleged AEPM violated the Consumer Protection Act and Security Deposit Law when it put tenant security deposits in its operating account instead of a separate trust account. As a result, when AEPM defaulted on a loan and its lender seized funds from its operating account, consumers' security deposits were lost to the lender. "
Maryland		<a href="#">Press Release: AG Gansler's Consumer Protection Division Settles Charges of Fabricated Damage Claims Against Prince George's Co. Apartment Owner (3/21/2012)</a>	"Mr. Thacker improperly deducted amounts from security deposits and attempted to collect, as well as collected payments from tenants that were not owed (e.g., false lost rent or damage claims)."

Maryland		<a href="#">Press Release: Attorney General Gansler Settles with Property Management Company: JPI Apartment Management Agrees to Stop Charging Certain Fees (10/16/2008)</a>	"[C]ollecting security deposits from prospective tenants with their rental applications, and then refusing to refund the security deposit to the prospective tenant if the tenant was offered a rental unit but declined to sign a lease . . . deducting liquidated damages from security deposits, failing to provide consumers who paid security deposits with receipts that contained all of the information required by law, and collecting security deposits from consumers in excess of the statutory limit of two months rent."
Maryland		<a href="#">Press Release: Attorney General Settles with Three Property Management Companies (2/6/2007)</a>	"The Division alleged that the companies violated the Maryland landlord/tenant statute by charging consumers excessive application fees when they applied to rent apartments. The Division further alleged that the three companies improperly deducted fees from tenants' security deposits if they moved out of their apartments before the expiration of their leases. Lastly . . . selling consumers surety bonds designed to protect the rental premises from damages instead of collecting security deposits."
Maryland		<a href="#">Press Release: Attorney General Settles with Property Management Company: Associated Estates Realty Corporation Agrees to Stop Charging Certain Fees (1/26/2007)</a>	". . . violated the Maryland landlord/tenant statute by charging consumers improper cleaning fees and by improperly deducting fees from tenants' security deposits if they moved out of their apartments before the expiration of their leases. The Division also alleged AERC violated the statute by charging prospective tenants applications fees that were higher than the fees permitted by the statute and by using rental applications that did not include statutory mandated disclosures explaining the prospective tenant's rights and liabilities if they sign the application."
Massachusetts	Consumer Advocacy & Response Division of Attorney General's Office; Office of Consumer Affairs and Business Regulation (OCABR)	<a href="#">Craw v. Hometown Am., LLC, No. 18-12149-LTS, 2019 WL 1298588 (D. Mass. Mar. 21, 2019)</a>	On August 21, 2018, after retaining counsel, Craw sent the defendants a thirty-day demand letter under the Massachusetts Consumer Protection Act, Mass. Gen. Laws ch. 93A, on behalf of similarly situated residents of Oakhill and Oak Point. The letter demanded that defendants maintain, repair, or replace the affected homesite infrastructure and compensate residents for damages caused by the lack of maintenance. On September 24, 2018, the defendants timely responded with what plaintiffs describe as an inadequate settlement offer. As a result, Craw and Shurtleff brought this class-action lawsuit on behalf of a putative class of more than 1,000 . . . . The plaintiffs' Amended Complaint alleges that Hometown 'has implemented an unlawful policy at Oakhill and Oak Point that shifts onto those communities' residents the substantial burden of maintaining, repairing and replacing the permanent improvements built into the land on those residents' leased home sites.' "
Massachusetts		<a href="#">Press Release: AG Healy Issues Guidance for Merrimack Valley Tenants and Landlords Affected by Columbia Gas Explosions (11/5/18)</a>	"Attorney General Maura Healey issued guidance today outlining the rights and duties of tenants and landlords impacted by the Columbia Gas explosions in September that devastated the Merrimack Valley and have left thousands of residents without heat and hot water."
Massachusetts		<a href="#">Press Release: AG Healey Secures Multiple Fair Housing Settlements on Behalf of Low-income Tenants in Massachusetts (10/9/18)</a>	"Several housing providers, realtors, and rental agents have agreed to strengthen their fair housing policies and procedures and pay a total of \$40,000 after three separate settlements were reached over income-based discrimination, Attorney General Maura Healey announced today."
Massachusetts		<a href="#">Complaint, Com v. Brasco, No. SUCV2015-01061 (Mass. Super. Ct. Apr. 10, 2015).</a>	"As a landlord, Defendant Paul J. Brasco ("Defendant Brasco") had a legal obligation to address Mr. Gonzalez's [tenant's] concerns or to seek to terminate his tenancy through an appropriate, legally-sanctioned summary process action. Instead, Defendant Brasco abused his authority as a municipal officer for the City of Waltham by asking another municipal employee, Paul Tracey, who was on duty as a Waltham police officer, to accompany him to the 89 Vernon Street property late at night to attempt to force Mr. Gonzalez out."
Massachusetts		<a href="#">Commonwealth v. Chatham Dev. Co., 731 N.E.2d 89 (Mass. App. Ct. 2000).</a>	"Commonwealth brought action against landlord for alleged violation of consumer protection statutes. . . . The Appeals Court, Greenberg, J., held that: (1) landlord committed unfair and deceptive practice by including in its leases a provision requiring tenant to pay constable fee if his rent payment was late . . . ."
Massachusetts		<a href="#">Quinn v. Rent Control Bd. of Peabody, 698 N.E.2d 911 (Mass. App. Ct. 1998).</a>	"Attorney General brought action in Superior Court against city mobile home rent control board and owners of nine mobile home parks located in city, seeking to stay rent increases just voted by board." AG alleged violations of the Consumer Protection Act, among other statutes.
Massachusetts		<a href="#">Commonwealth v. V &amp; M Mgmt., Inc., 752 F. Supp. 519 (D. Mass. 1990).</a>	"Massachusetts attorney general brought action on behalf of Massachusetts against owner-operator of low-income housing project and its sole shareholder to protect residential tenants and restrain owner-operator and sole shareholder from committing further violations of state and federal housing statutes and regulations."
Massachusetts		<a href="#">Commonwealth v. Gustafsson, 346 N.E.2d 706, 708 (Mass. 1976).</a>	"In its complaint and its amended complaint, the Commonwealth sought an adjudication that certain of Gustafsson's rules and practices constituted 'unfair and deceptive trade practices' . . . the only ones before us on appeal are Gustafsson's rule prohibiting mobile home park tenants from displaying 'For Sale' signs in front of their mobile homes, Gustafsson's sign at the entrance to the park directing prospective mobile home purchasers to his office, and his rule which states in part that '(m)anagement recognizes a tenant's right to sell his mobile home on the lot, if current legislation is upheld in the Courts.' "

Massachusetts		<a href="#">Commonwealth v. DeCotis, 316 N.E.2d 748 (Mass. 1974).</a>	Bill in equity against lessors of mobile home lots for an injunction prohibiting them from imposing fee upon resale of mobile home and restitution of resale fees paid lessors. . . . The Supreme Judicial Court, Essex County, Wilkins, J., held that the collection of resale fee without the rendering of any services constituted an unfair trade practice prohibited under Consumer Protection Act . . . ."
Massachusetts		<a href="#">Press Release: AG's Office Opens Grant Application Period for Local Consumer Mediation Programs (4/21/2017)</a>	"Attorney General Maura Healey today opened the application period for grant funding for local mediation programs across the state through the Local Consumer Aid Fund Grants (LCAF). As part of its services to consumers, the AG's Office uses settlement funds to provide grants to a statewide network of Face-to-Face Mediation Programs. These programs provide in-person mediation services to support the resolution of issues like consumer, landlord, and tenant disputes. In fiscal year 2017, the AG's Office provided funding to 16 Face-to-Face Mediation Programs that serve more than two-thirds of the state's cities and towns and 49 District Courts."
Massachusetts		<a href="#">Press Release: Real Estate Company Resolves Claims of Failing to Accommodate Tenants with Disabilities (12/2/2016)</a>	"A Haverhill-based real estate company has agreed to pay up to \$70,000 to resolve allegations that it failed to accommodate two tenants with disabilities at an Andover apartment complex, Attorney General Maura Healey announced today."
Massachusetts		<a href="#">Press Release: Attorney General Maura Healey's Office Hosting Training Series for Consumers on Winter rights, Retail Rights, Identity Theft, Lemon Laws (11/17/15)</a>	"New Consumer Trainings Focus on Preparing Consumers for the Winter and Holiday Season, Tax Season and Buying a Car Continuing her commitment to bring the resources of her office into communities across the state, Attorney General Maura Healey announced today that her office will be introducing a monthly training series in the City of Springfield to educate residents on fundamental consumer protection issues."
Massachusetts		<a href="#">Press Release: Attorney General Martha Coakley Announces Western Massachusetts Landlords Agree to Pay \$23,000 to Resolve Housing Discrimination Claims, Credit Reporting Violations (6/17/14)</a>	"Settlement Provides Victim with Restitution and Future Rental Opportunity; Requires Landlords to Implement New Credit Screening Policy Two Western Massachusetts property owners have agreed to pay \$23,000 to resolve allegations that they discriminated against a 59-year-old man due to his mental disability and receipt of rental assistance, and failed to provide notice to prospective tenants after denying rental applications because of poor credit, Attorney General Martha Coakley announced today."
Michigan	Consumer Protection Division of Attorney General's Office	<a href="#">Greiner v. R&amp;P Invs., Inc., No. 340619, 2019 WL 1780972 (Mich. Ct. App. Apr. 23, 2019)</a>	"Tenants brought claims against landlord for negligence, violation of Michigan Consumer Protection Act (MCPA), and breach of statutory covenant attendant to lease, arising from carbon monoxide exposure from an improper flue design in laundry room of leased condominium. The Circuit Court, Monroe County, No. 16-138834-NI, granted landlord's motion for summary disposition. Tenants appealed."
Michigan		<a href="#">Kendrick v. Pro. Prop. Mgmt. Co. (Mich. Ct. App. Apr. 16, 2019)</a>	"Tenant brought suit against landlord, arising from tenant's slip and fall on icy sidewalk of leased premises. The Circuit Court, Oakland County, No. 2014-143304-NI, dismissed without prejudice. Tenant again brought suit against landlord, alleging breach of duty and violation of the Michigan Consumer Protection Act (MCPA) based on the same facts. The Circuit Court, Oakland County, No. 2017-156717-NO, granted landlord's motion for summary disposition. Tenant appealed."
Michigan		<a href="#">Press Release: Michigan AG Nessel Planning Interventions in Several Utility Cases (7/19/19)</a>	"Citing her commitment to protect ratepayers as the state's top consumer advocate, Michigan Attorney General Dana Nessel said today she has intervened – or plans to intervene – in the following utility cases: SEMCO Energy Gas Company's natural gas rate increase case . . . Indiana Michigan Power Company's electric rate case . . . DTE Electric Company's rate case . . . Consumers Energy's Ray Compressor Station fire case"
Michigan		<a href="#">Schuette Releases Top Ten Michigan Consumer Complaints List (3/2/15)</a>	"Attorney General Bill Schuette today marked National Consumer Protection week by releasing his annual list of the Top Ten Consumer Complaints in Michigan and highlighting his Department's free educational resources. Schuette's Top Ten List is compiled by analyzing the more than 10,500 written complaints filed with the Attorney General's Consumer Protection team in 2014."
Minnesota	Office of the Attorney General	None found	
Mississippi	Consumer Protection Division of Attorney General's Office	None found	
Missouri	Attorney General's Consumer Protection Section	<a href="#">Press Release: AG Schmitt Announces Settlement with the St. Louis Housing Authority (7/22/19)</a>	"Missouri Attorney General Eric Schmitt announced today that the office settled the lawsuit pending against the Saint Louis Housing Authority and McCormack Baron for violations of the Missouri Merchandising Protection Act and public nuisance claims."
Missouri		<a href="#">Press Release: AG Hawley Obtains Judgment Against Robert Dees for Defrauding Missouri Consumers (May 14, 2018).</a>	"Dees billed the property owners for repairs which were never completed, failed to forward collected rent money, failed to make necessary maintenance and repairs on properties, moved tenants into properties that did not have a valid occupancy permit, and collected security deposits and first month's rent from potential tenants while failing to actually provide them a residence to reside in."

<b>Missouri</b>		<a href="#">Press Release: AG Hawley Files Lawsuit Against the St. Louis Housing Authority (Aug. 16, 2018).</a>	"Missouri Attorney General Josh Hawley today filed a lawsuit against the St. Louis Housing Authority and McCormack Baron Management, Inc., challenging the conditions of the Clinton-Peabody Housing Complex in St. Louis . . . . The residents of Clinton-Peabody have faced longstanding problems with rodent and pest infestations, substantial indoor mold accumulation, structural failure, and other serious issues... The Petition alleges that the Housing Authority and McCormack Baron have violated the Missouri Merchandising Practices Act, maintained a public nuisance, and engaged in a civil conspiracy."
<b>Montana</b>	Office of Consumer Protection under the Attorney General	None found	
<b>Nebraska</b>	Consumer Protection Division of Attorney General's Office	<a href="#">Press Release: State Wins Injunction Against Lexington Landlord for Fair Housing Act Violations (8/1/18)</a>	"On Tuesday in the Dawson County District Court, the Honorable Donald Rowlands issued a ruling finding that a Lexington landlord engaged in discriminatory housing practices at the Cottonwood Apartment Complex in Lexington, Nebraska. The ruling comes as a result of a lawsuit brought by the State of Nebraska against Gerald Rich, owner of Cottonwood, in 2015. In its Order, the district court found that Gerald Rich frequently used racial slurs and derogatory language toward the tenants at the apartment complex."
<b>Nevada</b>	Bureau of Consumer Protection under Attorney General's Office; Nevada Consumer Affairs under Department of Business and Industry	<a href="#">Press Release: Attorney General Masto Announces Charges of Las Vegas Men Involved in Rental Fraud (July 1, 2014).</a>	"The State alleges that between June 1, 2012 and Feb. 20, 2013, Derico and Bryant preyed on unsuspecting victims by forging quitclaim deeds to the victims' properties to force a change of ownership and putting the properties into the name of REEC Enterprises, LLC, for the purposes of collecting rent from unsuspecting tenants."
<b>Nevada</b>		<a href="#">Press Release: Attorney General Laxalt Launches Office of Military Legal Assistance to Provide Pro Bono Legal Assistance to Nevada's Communities (11/19/15)</a>	"Today, Nevada Attorney General Adam Paul Laxalt proudly announced the launch of the Office of Military Legal Assistance, the nation's first attorney general-led, public-private partnership offering our military communities access to pro bono civil legal services."
<b>Nevada</b>		<a href="#">Press Release: Attorney General Laxalt Announces Guilty Plea of Las Vegas man for Real Estate Scheme (10/23/15)</a>	"Nevada Attorney General Adam Paul Laxalt announced that Rodney Taylor, 51, of Las Vegas, pleaded guilty to two counts of false representation concerning title, a category "C" felony. Taylor participated in a scheme to claim liens on real estate in Las Vegas by filing false documents. The fraudulent acts were committed between March and September 2012."
<b>Nevada</b>		<a href="#">Press Release: Attorney General Masto Announces Charges of Las Vegas Men Involved in Rental Fraud (7/1/14)</a>	"Nevada Attorney General Catherine Cortez Masto announced that Deon Derrick Derico, 43, of North Las Vegas and Olujuwon Devin Bryant, 23, of North Las Vegas were charged with multiple felony counts for their involvement in a fraudulent title scheme."
<b>New Hampshire</b>	Bureau of Consumer Protection under Attorney General's Office	None found	
<b>New Jersey</b>	Division of Consumer Affairs	None found	
<b>New Mexico</b>	Consumer and Environmental Protection Division of Attorney General's Office	None found	
<b>New York</b>	Division of Consumer Protection, Department of State	<a href="#">City of New York v. Pavlenok, No. 451832/2018, 2019 N.Y. Misc. LEXIS 3545 (N.Y. Sup. Ct. July 3, 2019)</a>	These are 3 cases in 2019 where the City of New York sued landlords for violating the NYC Consumer Protection Law by setting up residential properties as short term leases (on airbnb).
<b>New York</b>		<a href="#">City of New York v. Baldeo, No. 450126/2018, 2019 N.Y. Misc. LEXIS 778 (N.Y. Sup. Ct. Mar. 1, 2019)</a>	
<b>New York</b>		<a href="#">City of New York v. Big Apple Mgmt., 451031/2018, 2019 N.Y. Misc. LEXIS 1804 (N.Y. Sup. Ct. Apr. 8, 2019)</a>	
<b>New York</b>		<a href="#">Press Release: Responds To Lawsuit Against New York Rent Stabilization Laws (7/16/19)</a>	"The Tenant Protection Act is a critical step in reforming the state's broken rent regulation system—a system that bad-acting landlords have manipulated and controlled for far too long. My office is committed to defending this law, and ensuring that New Yorkers across the state have access to safe, affordable homes they need and deserve."
<b>New York</b>		<a href="#">Press Release: AG Intervenes to stop evictions of rent-stabilized tenants (3/13/19)</a>	"Attorney General Letitia James, New York State Division of Housing and Community Renewal (NYSHCR) Commissioner RuthAnne Visnaukas, and New York City Department of Housing Preservation and Development (HPD) Commissioner Maria Torres-Springer announced that the City and State sought to join in an action in the United States Bankruptcy Court for the Southern District of New York on behalf of tenants at 444 East 13th Street in Manhattan. Both the City and State are opposing the building owner's application to reject tenants' leases, an application that is a thinly-veiled attempt to flout rent regulation laws and displace tenants."

New York	<a href="#">Press Release: AG and Governor announce lawsuit against Queens landlord for violating rent stabilization laws and tenant harassment (3/1/19)</a>	"Attorney General Letitia James and Governor Andrew M. Cuomo today announced a lawsuit against Zara Realty Holding Corp., its principals, and affiliated entities for repeatedly violating rent stabilization laws and harassing tenants at their Queens apartment buildings. The defendants, who own and manage at least 2,500 rent-stabilized apartments in 38 buildings in and around Jamaica, Queens, have taken advantage of their tenants, who are largely immigrant middle- and low-income families, by charging them illegal fees and rents, and requiring that they sign illegal leases. The Tenant Protection Unit of New York State Homes and Community Renewal (HCR) uncovered these practices over the course of a two-year investigation and partnered with the Attorney General to file the suit."
New York	<a href="#">Press Release: AG Underwood Announces First Round Of Payments To Croman Tenants Following Unprecedented Consent Decree (12/13/18)</a>	"Today, New York Attorney General Barbara D. Underwood announced that the first checks are being mailed to eligible current or former tenants of buildings owned by Steven Croman who last month submitted claims to the Croman Tenant Restitution Fund. The restitution fund is part of a historic settlement that arose out of an investigation and lawsuit filed by the Attorney General against Croman, a major New York City landlord, for engaging in illegal conduct, including harassment, coercion, and fraud, to force rent-regulated tenants out of their apartments and convert their apartments into highly profitable market-rate units."
New York	<a href="#">Press Release: AG Underwood Reminds Current &amp; Former Croman Tenants Of Restitution Fund Deadline (10/15/18)</a>	"New York Attorney General Barbara D. Underwood reminded New Yorkers today that tenants who live or formerly lived in buildings owned by New York City landlord Steven Croman may be eligible to apply for restitution, as part of the unprecedented settlement reached by the Attorney General's office in December 2017. In order to participate, tenants must file a claim by November 4, 2018. Claim forms and eligibility requirements are available at <a href="http://www.cromanrestitutionfund.com">www.cromanrestitutionfund.com</a> ."
New York	<a href="#">Press Release: AG Underwood Announces Croman Tenant Restitution Fund Claims Process (8/7/2018)</a>	"New York Attorney General Barbara D. Underwood announced that tenants who live or formerly lived in buildings owned by New York City landlord Steven Croman will be able to apply for restitution, as part of the unprecedented settlement reached by the Office of the Attorney General (OAG) in December 2017. The settlement arose out of an investigation and lawsuit filed by the Attorney General's office against Croman for engaging in illegal conduct — including harassment, coercion, and fraud — in order to force rent-regulated tenants out of their apartments and convert their apartments into highly profitable market-rate units."
New York	<a href="#">Press Release: AG Underwood Files Lawsuit Against Queens Landlords For Evading Over \$470K In Property Taxes And Deceiving Tenants (10/23/18)</a>	"Attorney General Barbara D. Underwood today announced a lawsuit alleging Ram Cohen, Eldad Cohen, and their real estate company ERC Holding, LLC engaged in a years-long fraudulent scheme to avoid paying over \$479,000 in property taxes, manipulate tenants' leases, deceive regulating agencies, and profit off the sale of a 10-unit apartment building in Fresh Meadows, Queens based on a false rent roll. The Attorney General's lawsuit seeks to bar Ram Cohen and Eldad Cohen from doing business in the New York real estate industry, and require them to repay all illegally avoided property taxes and profits from the sale of the building, as well as civil penalties and costs."
New York	<a href="#">Press Release: A.G. Underwood Announces Settlement With Niagara Falls Landlord Who Provided Tenants With Illegal Leases (7/6/18)</a>	"Attorney General Barbara D. Underwood announced a settlement with a Niagara Falls landlord, David Ramirez, for including numerous illegal clauses in his residential leases. Ramirez, an out-of-town landlord, owns over a dozen residential properties in the Niagara Falls area. For many years, Ramirez required tenants to sign leases that purported to forego their rights under New York landlord tenant law. As a result of today's settlement, Ramirez must pay a fine of \$5,000 and provide tenants with leases that comply with the law; he will also be subject to oversight and monitoring."
New York	<a href="#">State v. Solil Mgmt. Corp., 491 N.Y.S.2d 243 (Sup. Ct. 1985).</a>	"Attorney General brought action seeking permanent injunction against landlord due to alleged rent overcharges and seeking specific performance of an assurance of discontinuance allegedly breached by landlord's invocation of subsequently enacted statute of limitations to modify refunds he had agreed to pay."
New York	<a href="#">State v. Magley, 484 N.Y.S.2d 251 (App. Div. 1984).</a>	"Attorney General sought injunction prohibiting mobile home park owner and manager from proceeding to evict tenants, and requested as well that notices of termination of tenancy be annulled and that tenants be granted restitution and damages suffered as result of allegedly illegal, fraudulent, or deceptive acts of owner and manager."
New York	<a href="#">State v. Bel Fior Hotel, 408 N.Y.S.2d 696 (N.Y. Sup. Ct. 1978).</a>	"Attorney General instituted proceedings seeking order permanently enjoining and restraining hotel from conducting and transacting its business in fraudulent and illegal manner." (Hotel was renting out rooms to college students due to scarcity of accommodations in the area.)
New York	<a href="#">Press Release: A.G. Schneiderman Announces Unprecedented Consent Decree With NYC Landlord Steven Croman (12/20/2017)</a>	"The consent decree requires Croman to pay \$8 million into a Tenant Restitution Fund – the largest-ever monetary settlement with an individual landlord. The settlement also requires over 100 Croman residential properties to be run by a new, independent management company with no ties to Croman, for five years – the longest-ever term for independent management in OAG history. Moreover, the settlement requires seven years of a monitor who will oversee compliance with the terms of the consent decree and provide regular reporting to the Attorney General – the longest-ever monitoring required in any tenant harassment case."

New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement With Cortland Landlord For Allegedly Refusing to Return Over \$43,000 in Security Deposits (12/14/2017)</a>	"Attorney General Eric T. Schneiderman today announced a settlement with Cortland County landlord Jeff D. Grodinsky and several corporate entities that owned and rented at least 36 properties, primarily to students attending the State University of New York at Cortland. As alleged in a petition filed today, Grodinsky—doing business as Vida Social Living, and in affiliation with Cortland Habitats, Inc., College Hill Realty, LLC, Campus Habitats, LLC, Committed 2 Cortland LLC, 77-79 Main Street, LLC, and Walk 2 Class, LLC—failed to return rent security deposits to at least 96 students. In papers filed with the Onondaga County Supreme Court, Grodinsky agreed to settle the matter. This agreement, which requires court approval, would settle an investigation into whether Grodinsky improperly transferred tenants' deposits to his personal bank accounts and failed to return the deposits to tenants after their leases ended. If approved, Grodinsky and the associated parties will be ordered to refund over \$43,000 to former tenants, pay \$26,000 in costs and penalties, and reform their practices for handling tenants' security deposits to comply with New York State law."
New York		<a href="#">Press Release: A.G. Schneiderman Announces \$132K Settlement With Bushwick Landlords For Harassing Tenants With Illegal Buyout Offers (11/3/17)</a>	"Attorney General Eric T. Schneiderman today announced a settlement reached with real estate developers and landlords Graham Jones, Greg Jones, and their related companies for violating anti-harassment law at their three rent-stabilized buildings in Bushwick, Brooklyn."
New York		<a href="#">Press Release: A.G. Schneiderman, Gov. Cuomo, &amp; Mayor De Blasio Announce Settlement With Major NYC Landlord To End Tenant Harassment And Hazardous Living Conditions (9/27/17)</a>	"Attorney General Eric T. Schneiderman, Governor Andrew M. Cuomo, and Mayor Bill de Blasio today announced a first of its kind settlement between the Tenant Harassment Prevention Task Force (Task Force) and ICON Realty Management (ICON). This settlement provides tenants broad relief, requiring the landlord to end harassment and hazardous living conditions for the hundreds of tenants in buildings owned and managed by ICON."
New York		<a href="#">Press Release: Attorney General Schneiderman Announces Guilty Verdict For Brooklyn Landlord Who Harassed Rent Regulated Tenants (6/20/2017)</a>	"New York Attorney General Eric Schneiderman announced the guilty verdict of Crown Heights landlord Daniel Melamed, and the corporation that he controlled, on three counts of Unlawful Eviction of rent stabilized tenants. Melamed will be sentenced on September 13, 2017; he could face up to one year in jail."
New York		<a href="#">Press Release: A.G. Schneiderman Statement on Legal Victory in Rent Regulation Challenge (6/13/2017)</a>	"Today, Attorney General Eric Schneiderman announced a legal victory in <i>Portofino Realty Cort. et al. v. New York State Division of Housing and Community Renewal et al.</i> Judge Richard Velasquez of New York State Supreme Court, Kings County recently granted Attorney General Schneiderman's motion for summary judgment, dismissing the challenge to the state's rent regulation laws and Tenant Protection Unit in its entirety."
New York		<a href="#">Press Release: A.G. Schneiderman Announces Guilty Plea of Major NYC Landlord Steven Croman (6/6/2017)</a>	"Attorney General Eric T. Schneiderman today announced the guilty plea of Steven Croman, a major New York City landlord with more than 140 apartment buildings across Manhattan, for fraudulently refinancing loans and committing tax fraud. Under the terms of his plea, Croman would serve one year of jail time on Rikers Island and pay a \$5 million tax settlement – marking a significant precedent in the effort to combat landlords who base their business model on the displacement of rent-stabilized tenants."
New York		<a href="#">Press Release: A.G. Schneiderman Introduces Legislation To Criminally Crack Down On Tenant Harassment (5/24/17)</a>	"Attorney General Eric T. Schneiderman today introduced the Tenant Protection Act of 2017, a new bill aimed at holding New York's most unscrupulous landlords criminally accountable for tenant harassment."
New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement With Buffalo Landlord To Protect University Heights Quality of Life (5/24/2017)</a>	"Attorney General Eric T. Schneiderman today announced a consent decree with Jeremy Dunn, a prominent landlord who owns and controls dozens of properties on Winspear Avenue and Northrup Place in the University Heights, a residential neighborhood in the City of Buffalo. Dunn's properties are notorious for hosting dangerous house parties and undermining quality of life for the entire neighborhood. The Attorney General's settlement requires Dunn to properly screen his tenants, place extensive limits on the parties at his properties, regularly inspect and clean up the properties, obtain certificates of occupancy, make necessary repairs, and take other steps to improve neighborhood quality of life."

New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement With Buffalo Landlords To Fix Lead-Based Paint Hazards (5/18/2017)</a>	<p>"Attorney General Eric T. Schneiderman today announced that he reached a settlement with two Buffalo-area property owners to address lead-based paint hazards in two Buffalo apartment complexes, Elmwood Anderson Apartments (33 units) located at Anderson Place and Elmwood Ave and owned by Anderson Apartments LLC; and the Lafayette-Barton Apartments (36 units) located at Lafayette Avenue and Barton Street and owned by Lafayette Barton Apartments LLC. The two apartment complexes have a history of property violations issued by the Erie County Department of Health and the City of Buffalo. . . . The settlement announced by Attorney General Schneiderman today requires the current property owners to address the lead-based paint hazards in the buildings by following a detailed work plan that includes replacement of all windows, tight-fitting doors, cabinet drawers, floors, and other 'friction surfaces' that contain lead-based paint. The agreement provides for an independent monitor to oversee the work's completion."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement With Virginia Developer For Violating Servicemembers Civil Relief Act (5/10/2017)</a>	<p>"Attorney General Eric T. Schneiderman today announced a settlement with LeRay 300, LLC, a Virginia-based company that operates a community of 150 duplex-style townhomes near Fort Drum. The housing complex is known locally as the Woodcliff Community. With close proximity to Fort Drum, the business actively markets its housing to servicemembers and their families. The settlement concludes an investigation into several Woodcliff business practices, including charging unlawful fees to servicemembers who terminated their leases early pursuant to the Servicemembers Civil Relief Act, and using a lease agreement with numerous unconscionable provisions that violated New York State law. Under the terms of the agreement, Woodcliff Community will provide forms of financial relief in the amount of over \$59,000 to over 125 servicemembers, change business practices to comply with state law, and pay a civil penalty of \$10,000 to the State."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces \$225K Settlement With Lower East Side Landlord For Harassing Rent-Stabilized Tenants (5/4/2017)</a>	<p>"Attorney General Eric T. Schneiderman today announced a settlement agreement with several companies controlled by Sassan "Sami" Mahfar and Sina Mahfar, which own or owned four residential buildings: 22 Spring Street, 102 Norfolk Street, 113 Stanton Street, and 210 Rivington Street, on New York City's Lower East Side."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Files Lawsuit Against Property Management Company and Landlords For Harassing Tenants in Chinatown and The Lower East Side (11/2/2016). See also People v. Marolda Props. Inc., No. 452118-2016. (N.Y. Sup. Ct. May 1, 2019)</a>	<p>Originally filed in November 2016 by AG Schneiderman against Marolda Properties Inc. and affiliated landlords. The action was the result of a joint investigation between the New York Attorney General's Office and the Governor's Tenant Protection Office into harassment of rent-regulated tenants in Chinatown and the Lower East Side, including bringing false allegations in housing court, refusing to renew legally-required leases, overcharging, and failing to conduct necessary and proper repairs.</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement That Returns Manhattan Apartment Building To Rent Stabilization, Provides Tenants With Homeownership Opportunities (11/13/15)</a>	<p>"Attorney General Eric T. Schneiderman today announced the settlement of a dissolution action against a cooperative housing corporation, Ft. George Apt. Corp., and its shareholders, the affiliated entities Fort George Property, LLC, Fort George Realty, LLC, and NY Tryon Realty LLC."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces \$1.2 Million Settlement With Manhattan Developer That Pays Restitution To Tenants And Nyc For Rent-Stabilized Apartments Lost in Condo Conversion (6/2/15)</a>	<p>"Attorney General Eric T. Schneiderman today announced a settlement with 101 West 78th, LLC, Newcastle Realty Services, LLC, and Margaret Streicker Porres, that requires the developer to pay \$1.2 million to New York City to compensate for the loss of five rent-stabilized apartments in an Upper West Side building, some of which were effectively deregulated through prohibited buyout agreements."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces Indictment of NYC Landlord Dean Galasso for Mortgage Fraud (4/6/2017)</a>	<p>"Attorney General Eric T. Schneiderman announced today that Dean Galasso, a New York City landlord with multiple properties in Manhattan and Queens, was indicted on six felony charges stemming from an alleged scheme to fraudulently obtain a multi-million-dollar mortgage to finance the purchase of a rental building. This indictment results from an investigation led by the Tenant Harassment Prevention Task Force ("Task Force"), the multi-agency task force, which was announced by Attorney General Schneiderman, Mayor de Blasio, and Governor Cuomo in February 2015. According to the indictment and papers filed in court Galasso allegedly submitted false mortgage documents to Investors Bank, including a falsified rent roll, to obtain a \$5,025,000 mortgage to finance the purchase of 43 Essex Street, a 10-unit rental building in Manhattan. Galasso also allegedly forged certain leases for units in his building in an effort to support the false information contained in the rent roll, which Investors Bank relied upon to approve of its mortgage."</p>
New York		<a href="#">Press Release: A.G. Schneiderman Announces Settlement With Six Syracuse Area Apartment Complexes Over Failing To Return Security Deposits To Tenants (2/11/15)</a>	<p>"Attorney General Eric T. Schneiderman today announced a settlement agreement with six Syracuse-area apartment complexes that repeatedly failed to return tenants' security deposits at lease-end and, when applicable, to pay interest to tenants on their initial deposits."</p>

New York		<a href="#">Press Release: A.G. Schneiderman Secures Agreement Shuttering Company That Engaged In Unlawful Tenant Harassment (10/27/14)</a>	"Attorney General Eric T. Schneiderman today announced an agreement that requires an unlicensed tenant relocater to cease all operations. The agreement was secured following an investigation that revealed Misidor LLC and its owner, Michel Pimienta, harassed rent-stabilized tenants living in three New York City buildings."
New York		<a href="#">Press Release: A.G. Schneiderman Announces \$1.75 Million Settlement With NYC Developer Over Improper Condo Conversion Tactics (10/15/15)</a>	"Attorney General Eric T. Schneiderman today announced that he has reached a settlement with 165 E Residences, LLC – the developer of a condominium conversion at 165 East 66th Street on Manhattan's Upper East Side – for improperly terminating leases for market-rate tenants."
New York		<a href="#">Press Release: A.G. Schneiderman Announces Agreements With NYC Building Owners That Return More Than \$460,000 In Back Wages To Workers And Enforce Rent Regulations For Those Taking Property Tax Incentives (11/19/14)</a>	"Attorney General Eric T. Schneiderman today announced four settlements with a landlord and three developers who received lucrative tax incentives from New York City under the state's "421-a" program, which is aimed at encouraging development, but who failed to comply with the program's prevailing wage and rent-stabilization requirements."
North Carolina	Attorney General - Consumer Protection experts	<a href="#">Article: Lake Arbor residents unexpectedly locked out of apartments (7/15/19)</a>	"A number of Lake Arbor residents told FOX 46 they were unexpectedly kicked out of their apartments on Monday. . . . Lake Arbor has been at the center of a FOX 46 investigation. The North Carolina Justice Center has filed a class-action lawsuit against management, the North Carolina Attorney General's Office is investigating and City of Charlotte Code Enforcement, in an unprecedented move, inspected every unit on the property, leading to violations in all units."
North Carolina		<a href="#">Press Release: Attorney General Roy Cooper Announces Chapel Hill Landlord Ordered To Pay \$122,000 in Refunds, Penalties (4/7/15)</a>	"Landlord James Ware Kelley illegally kept student renters' security deposits A landlord who failed to return security deposits is now under court order to pay \$122,000 in refunds to renters, penalties and fees and is barred from taking security deposits, Attorney General Roy Cooper said today."
North Dakota	Attorney General - Consumer Protection Division	None Found	
Ohio	Attorney General - Consumer Bureau	<a href="#">Press Release: Former Director of Coshocton Metropolitan Housing Authority Pleads Guilty to Embezzling HUD Funds (9/4/18)</a>	"Ohio Attorney General Mike DeWine today joined Benjamin C. Glassman, U.S. Attorney for the Southern District of Ohio, in announcing that the former executive director and chief financial officer of the Coshocton Metropolitan Housing Authority has pleaded guilty to embezzling more than \$431,000 from the U.S. Department of Housing and Urban Development."
Ohio		<a href="#">State ex rel. Fisher v. Am. Courts, Inc., 644 N.E.2d 1112 (Ohio Ct. App. 1994).</a>	"State attorney general commenced action, on behalf of purchasers of prepaid athletic club services, alleging that athletic club and its president had violated state Prepaid Entertainment Contract Act and Consumer Sales Practices Act. The Court of Common Pleas, Cuyahoga County, granted president's motion to dismiss and appeal was taken. The Court of Appeals, Matia, J., held that cause of action had been stated against president, for making or ratifying claims regarding ability to provide services at time when president knew or should have known that club was undergoing financial difficulties."
Ohio		<a href="#">Press Release: Ohio Man Sentenced to Eight Years in Prison for Stealing More than \$1 Million in Investment Scheme Targeting Elderly (8/26/15)</a>	"Ohio Attorney General Mike DeWine, Cuyahoga County Prosecutor Timothy McGinty, and Ohio Lieutenant Governor Mary Taylor announced today that a Medina County man has been sentenced to serve eight years in prison for orchestrating an investment scheme that primarily targeted older Ohioans between 2009 and 2014."
Oklahoma	Attorney General - Consumer Protection Unit	None Found	
Oregon	Department of Justice - Consumer Protection	<a href="#">Article: Oregon to Become First State to Impose Statewide Rent Control (2/26/19)</a>	"Oregon is poised to become the first state in the nation to impose statewide limits on how much landlords can raise rents after state lawmakers passed a sweeping measure on Tuesday. The legislation would generally limit rent increases to 7 percent annually plus the change in the Consumer Price Index, a measure of inflation. Some smaller and newer apartment buildings would be exempt."
Oregon		<a href="#">122nd Group, LLC v. Dep't of Consumer &amp; Bus. Servs., 380 P.3d 1110 (Or. Ct. App. 2016)</a>	"Background: After commercial landlord evicted tenant, a mortgage lender company, and disposed of 30 boxes of mortgage records in an unlocked dumpster, the Division of Finance and Corporate Securities cited landlord for violating statute that precluded public display or posting of a consumer's social security number unless it was redacted and assessed a \$5,000 civil penalty. Landlord sought an administrative hearing. An administrative law judge (ALJ) granted the Division's motion for summary determination. Landlord filed objections. The Department of Consumer and Business Services (DCBS) affirmed. Landlord sought judicial review."
Pennsylvania	Attorney General - Bureau of Consumer Protection	<a href="#">Andarko Petroleum Co. v. Commonwealth, 206 A.3d 51 (Pa. Commw. Ct. 2019)</a>	"Commonwealth brought action against mineral lessees for violations of the Unfair Trade Practices and Consumer Protection Law (UTPCPL) and antitrust common law, based on lessees' conduct in securing subsurface mineral lease. The Court of Common Pleas, Civil Division, Bradford County, No. 2015IR0069, Brown, Senior Judge, ruled that Commonwealth could pursue claims against lessees under the UTPCPL. Lessees filed interlocutory appeals."

Pennsylvania		<a href="#">Press Release: AG Announces Settlement with State College Property Manager over Security Deposit Practices (4/2/19)</a>	"Attorney General Josh Shapiro today announced a settlement agreement with Continental Real Estate Management, a State College based property manager, following a review of the property manager's security deposit practices by the Office of Attorney General's Bureau of Consumer Protection."
Pennsylvania		<a href="#">Press Release: AG Josh Shapiro Announces Settlement in Blair Mobile Home Park Case (12/19/18)</a>	"Attorney General Josh Shapiro today announced a settlement that provides restitution for consumer victims who were harmed by Blair Mobile Home, LLC, Wave Jumper Corporation and Robert Brown, owners and operators of a manufactured home park known as Blair Mobile Home Park. The mobile home park owners required both prospective and current tenants to pay bills – including taxes, rent, and utilities – that they were not legally obligated to pay and belonged to prior owners and/or tenants. This violates the Manufactured Home Community Rights Act and the Pennsylvania Consumer Protection law."
Pennsylvania		<a href="#">Commonwealth v. Nat'l Apartment Leasing Co., 519 A.2d 1050 (Pa. Commw. Ct. 1986).</a>	"Attorney General, in name of Commonwealth, brought action against landlord alleging violations of unfair trade practices and consumer protection law and Landlord Tenant Act based upon landlord's alleged unlawful retention of tenants' security deposits. Landlord filed preliminary objections. The Commonwealth Court, No. 185 C.D. 1986, MacPhail, J., held that: (1) even if consumer protection law and provisions of administrative code establishing Bureau of Consumer Protection were unconstitutional, Commonwealth Court would have jurisdiction over action brought under statutes, if only for limited purpose of determining issue of constitutionality; (2) allegations did not comply with rule stating that averments of fraud shall be stated with particularity; (3) allegations that landlord unlawfully withheld certain sums from security deposits for cleaning charges was insufficient to state claim under consumer protection law; and (4) action brought by tenant in Court of Common Pleas did not bar instant action."
Pennsylvania		<a href="#">Associated Prop. Mgmt., Inc. v. Commonwealth, No. 280 M.D. 2017, 2018 WL 2406333 (Pa. Commw. Ct. 2018).</a>	"On or about February 15, 2015, OAG served a subpoena on Associated seeking various documents relating to the names and contact information of tenants, security deposit information, sample leases, marketing materials, and lawsuits that have been filed against it. Associated complied with OAG's request and provided the aforementioned information, including a sample lease, its rental Rules and Regulations, and its move-out instructions. Petitioners assert that OAG, acting through its Bureau of Consumer Protection, threatened to file suit if Petitioners did not execute an Assurance of Voluntary Compliance (Assurance). The proposed Assurance alleges that Petitioners violated the Unfair Trade Practices and Consumer Protection Law (Consumer Protection Law) and/or the Landlord and Tenant Act of 1951 (Landlord and Tenant Act) in the following respects:"
Pennsylvania		<a href="#">Press Release: Settlement with West Chester rental companies calls for restitution for certain consumers (12/21/2016)</a>	"Attorney General Bruce R. Beemer today announced a legal settlement with two rental companies alleged to have illegally imposed fees on West Chester University students leasing luxury apartments. The settlement was reached with West Chester Commons, L.P., College Arms, L.P., and Walters Pennsylvania 1, Inc., the general partner of the other two companies. The settlement is the result of an investigation conducted by the Attorney General's Bureau of Consumer Protection. The settlement alleges the companies, which offered housing to students at the West Chester Commons and College Arms apartment complexes, violated the Landlord Tenant Act and the Unfair Trade Practices and Consumer Protection Law. These alleged violations concerned the imposition of 'turnover' and 'operational' fees."
Pennsylvania		<a href="#">Press Release: Attorney General Kane Announces Lawsuit against Pittsburgh Landlord Accused of Renting Uninhabitable Properties (5/12/15)</a>	"Attorney General Kathleen G. Kane today announced her office has filed a lawsuit against a Pittsburgh landlord and his businesses amid allegations that he rented uninhabitable rental properties to tenants, many of whom were Bhutanese refugees. The lawsuit against Davin N. Gartley, Davin Investments, Inc. and R.A.E.D. Investments, Inc. alleges violations of the Consumer Protection Law and the Landlord Tenant Act."
Rhode Island	Attorney General - Consumer Protection Unit	None Found	
South Carolina	South Carolina Department of Consumer Affairs	None Found	
South Dakota	Attorney General - Consumer Protection	None Found	
Tennessee	Department of Commerce & Insurance - Consumer Affairs	None Found	
Texas	Attorney General - Consumer Protection	None Found	
Utah	Division of Consumer Protection - Utah Department of Commerce	None Found	
Vermont	Consumer Protection - Attorney General	<a href="#">Article: New housing protections for abuse survivors (7/23/19)</a>	"On July 1, changes to the Landlord-Tenant Act and Vermont's Fair Housing Act took effect. They make it illegal to discriminate against someone because they are a victim of abuse. They also give people in an abusive situation a process to terminate their lease early or change locks."

Vermont		<a href="#">Press Release: Attorney General TJ Donovan Resolves Mobile Home Parks Dispute (6/30/2017)</a>	"Attorney General T.J. Donovan announced today that Ship Sevin, LLC and Ship Sevin, LLC II ("Ship Sevin"), agreed to pay a penalty of \$30,000 to the State of Vermont, and to reimburse Vermonters for illegal fees paid to Ship Sevin. Ship Sevin leases mobile homes, mobile home lots, and residential rental properties in Bennington, Caledonia, Chittenden, Lamoille, Rutland, and Washington Counties. Ship Sevin violated Vermont's Consumer Protection Act by charging tenants unreasonable and undisclosed fees. Vermont law requires that all terms governing mobile home rentals be contained in a written lease, and that all lease terms be reasonable and fair. Landlords may only collect properly disclosed rental and utility charges, and other reasonable incidental service charges."
Vermont		<a href="#">Press Release: Attorney General William Sorrell Sues Burlington Landlord for Lead Violations (5/6/15)</a>	"The Attorney General's Office has sued Burlington landlord Soon Kwon for violations of Vermont's lead and consumer protection laws. Vermont's lead law requires landlords to perform essential maintenance practices (known as EMPs) in all pre-1978 rental housing. Annually, an EMP compliance statement certifying completion of EMPs must be submitted to the Vermont Department of Health, to the owner's insurance carrier, and to all tenants of the property."
Virginia	Consumer Protection - Attorney General	None Found	
Washington	Consumer Protection Division - Attorney General	<a href="#">Article: Washington AG weighs opening doors to farmworker housing (7/17/19)</a>	"The Washington State Commission on Hispanic Affairs has asked the state attorney general for an opinion on whether legal aid lawyers can contact workers in farm housing without permission or an invitation. The attorney general's office, in turn, has solicited legal analyses on the questions posed by the commission's executive director, Maria Siguenza, at the request of the Northwest Justice Project."
Washington		<a href="#">State v. Schwab, 693 P.2d 108 (Wash. 1985).</a>	"State Attorney General's Office filed complaint for injunctive and additional relief under Consumer Protection Act against landlord following complaints by tenants. The Superior Court, King County, Frank H. Roberts, J., found that landlord had violated the Residential Landlord-Tenant Act and Consumer Protection Act, awarded restitution to one tenant and awarded judgment to State for \$8,800 in civil penalties and \$2,500 in attorneys fees pursuant to Consumer Protection Act. Landlord appealed and State cross-appealed. Court of Appeals certified case to Supreme Court at request of Attorney General. The Supreme Court, Andersen, J., held that residential landlord tenant problems are within exclusive purview of Residential Landlord-Tenant Act of 1973, and violations of that Act do not also constitute violations of the Consumer Protection Act."
Washington	Wing Luke Civil Rights Investigation Unit - Attorney General's Office	<a href="#">Press Release: AG's Sweep uncovers Illegal Housing Discrimination Against Veterans (2/27/2018)</a>	"Attorney General Bob Ferguson announced today the completion of a sweep to crack down on illegal housing discrimination against veterans with disabilities, resulting in enforcement action against eight companies across the state."
Washington		<a href="#">Narrows Real Estate, Inc. v. MHDRP, Consumer Protection Div., 401 P.3d 346 (Wash. Ct. App. 1992).</a>	"Background: Tenant filed a complaint with the Manufactured/Mobile Home Dispute Resolution Program (MHDRP), complaining her landlord was overcharging her for the water utility. The MHDRP issued a notice of violation and ordered landlord to reimburse tenants \$25,240. Landlord appealed. The Office of Administrative Hearings (OAH) affirmed violation, but ordered landlord to reimburse tenants \$88,445.77. Landlord appealed. The Superior Court, Thurston County, No. 13-2-02274-2, Gary R. Tabor, J., reversed OAH's remedy. MHDRP appealed."
Washington		<a href="#">Press Release: Mattawa Landlord to Fix Homes, Pay About \$500,000 in AG Lawsuit Over Sham Sales (10/27/2017)</a>	"Attorney General Bob Ferguson announced today that the owner of a Mattawa mobile home park will pay \$100,000, to be used for restitution, and make needed repairs to all homes after forcing tenants to sign sham "purchase" agreements so he could avoid city health and safety inspections. The cost of the repairs is estimated at approximately \$400,000."
Washington		<a href="#">Press Release: AG Ferguson Cracks Down on Illegal Lease Provisions Targeting Service Members (4/5/2017)</a>	"Attorney General Bob Ferguson announced today that a Portland, Ore.-based property management company must pay more than \$16,000 for requiring service members to sign illegal lease addendums requiring them to forfeit rent concessions if they had to terminate their leases early as a result of change of station or deployment. CTL Management included the addendum on more than 220 leases at Chambers Creek Estates, a large apartment complex in University Place, near Joint Base Lewis-McChord, which houses many military families. Under the agreement, filed in Thurston County Superior Court, the company will refund a total of \$6,000 in rent concessions it illegally recouped from a total of 34 service members who were forced to cancel leases due to military service."
Washington		<a href="#">Press Release: ATTORNEY GENERAL SUES GRANT COUNTY MOBILE HOME LANDLORD FOR SHAM SALES USED TO EVADE CITY HEALTH AND SAFETY INSPECTIONS — TENANTS LIVE IN POOR CONDITIONS (3/17/15)</a>	"Attorney General Bob Ferguson today filed a complaint in Grant County Superior Court against Gary Chavers, owner of Sun & Sand Mobile Home Park in Mattawa, Wash., for forcing tenants to sign "purchase" contracts so that he could evade city health and safety inspections and thereby avoid the expense of improving the poor condition of the mobile homes. The tenants, mostly farm workers whose primary language is Spanish, were told they must sign the contracts or move out."

West Virginia	Consumer Protection - Office of the Attorney General	<a href="#">State ex rel. Morrisey v. Copper Beech Townhome Cmty. Twenty-Six, LLC, 806 S.E.2d 172 (W. Va. 2017).</a>	"Background: Attorney General brought action against landlord for an injunction, consumer restitution, disgorgement, civil penalties, and other relief in regards to residential leases that allegedly violated the Consumer Credit and Protection Act (CCPA). After denying landlord's motion to dismiss, the Circuit Court, Kanawha County, Jennifer F. Bailey, J., certified a question to the Supreme Court of Appeals."
West Virginia		<a href="#">Press Release: Attorney General Patrick Morrisey Files Complaint Against Morgantown Rental Company Copper Beech (9/9/15)</a>	"Attorney General Patrick Morrisey today announced his Office has filed a complaint against a company that owns and manages residential rental properties in Morgantown, alleging the company charged tenants excessive fees in violation of the state's consumer protection laws. The lawsuit was filed Wednesday in Kanawha County Circuit Court against Copper Beech Townhomes, a company headquartered in Pennsylvania that has offered and managed housing for thousands of West Virginia University students in Morgantown."
Wisconsin	Department of Agriculture, Trade and Consumer Protection	<a href="#">Press Release: AG Schimel Obtains Temporary Injunction Against Deceptive Property Management Company and its Many Affiliates (10/10/2017)</a>	"Today, Attorney General Brad Schimel, on behalf of the Department of Financial Institutions and the Department of Agriculture, Trade and Consumer Protection, obtained a temporary injunction against Vision Property Management (VPM), a South Carolina-based property management company and its many affiliates. In June, the state filed a lawsuit against VPM alleging that the company used misleading and deceiving business practices to induce Wisconsin consumers to lease, rent, or purchase uninhabitable properties in violation of Wisconsin landlord-tenant and mortgage banking laws."
Wisconsin		<a href="#">Press Release: Wisconsin DOJ Files Lawsuit Against Deceptive Property Management Company and its Many Affiliates (6/5/2017)</a>	"The Wisconsin Department of Justice (DOJ), on behalf of the Department of Financial Institutions and the Department of Agriculture, Trade and Consumer Protection, filed a lawsuit against Vision Property Management (VPM), a South Carolina-based property management company. The complaint alleges that VPM used misleading and deceiving business practices to induce Wisconsin consumers to lease, rent, or purchase uninhabitable properties in violation of Wisconsin landlord-tenant and mortgage banking laws."
Wyoming	Consumer Protection Unit	None Found	
District of Columbia	Office of Consumer Protection under the Attorney General	<a href="#">Press Release: AG Racine takes action to preserve affordable housing, protect tenants' rights (1/5/19)</a>	"Attorney General Karl A. Racine today announced four recent actions by the Office of the Attorney General (OAG) to ensure that tenants across the District, regardless of their income level or neighborhood, can live in safe, habitable housing. OAG has filed a lawsuit against the owner of an apartment building in Brightwood Park for forcing tenants to live in deplorable conditions. In two separate OAG lawsuits against slumlords, the court has appointed third party receivers to oversee the rehabilitation of several neglected apartment buildings in Brightwood and Deanwood. In a separate court ruling, OAG has obtained a judgment for more than \$22,000 in restitution for an Anacostia tenant in a wrongful-eviction case."
District of Columbia		<a href="#">Article: D.C. alleges landlord discriminated against renters trying to use subsidies (6/27/19)</a>	"The D.C. attorney general filed a lawsuit Thursday against Curtis Investment Group, owner of several apartment buildings in Wards 7 and 8, alleging that it discriminated against low-income renters who use public subsidies. Attorney General Karl A. Racine is seeking an injunction to stop the Maryland-based real estate and property management company from engaging in discriminatory practices, according to a statement from his office."
District of Columbia		<a href="#">Press Release: Attorney General Racine Sues Neglectful Landlord for Endangering Tenants and Housing Code Violations (6/28/18)</a>	"Attorney General Karl A. Racine today announced a lawsuit against Thomas K. Stephenson, the owner and operator of two rent-controlled apartment buildings in Northeast D.C., for persistently neglecting the properties and forcing tenants to live in conditions that threaten their health and safety. In the complaint, the Office of the Attorney General (OAG) alleges that Stephenson collected rent from tenants but refused to maintain the apartments as required by law, leading to rodent and other vermin infestations, inconsistent heat and hot water, and dangerous fire code violations. OAG is seeking monetary and injunctive relief for harmed tenants, building repairs, and penalties."
District of Columbia		<a href="#">Press Release: Attorney General Racine Launches New Online Resources to Help Tenants in the District (1/18/18)</a>	"As part of an effort to use legal tools to address the District's affordable housing crisis, Attorney General Karl A. Racine today announced the release of an online toolkit containing detailed information for tenants about their rights to safe and habitable housing and how to get help if those rights are violated. The materials include tenant resources, information about how to address nuisance properties, and information about how the Office of the Attorney General (OAG) can use its legal authority to take action against persistent housing code violators."

District of Columbia		<a href="#">Press Release: Attorney General Racine Files Suit Against Landlord for Circumventing District's Rent Control Laws (12/13/2017)</a>	"Attorney General Karl A. Racine today filed a lawsuit against the owners and managers of 3003 Van Ness Apartments, a rent-controlled apartment property, for allegedly making misrepresentations to consumers about the true rental rates for rent-controlled apartments and about how much rent could legally be raised in the future. The complaint alleges that Smith Properties Holdings Van Ness, L.P. and Equity Residential Management, L.L.C. use rent concessions to mislead consumers into signing leases without providing them with all the material terms. As a result, consumers face rent increases that are significantly higher than they would normally expect under District rent control laws. Attorney General Racine is seeking to end these misleading practices and to recover restitution for consumers who have been harmed, as well as penalties and costs."
District of Columbia		<a href="#">Press Release: Attorney General Racine Continues Actions to Hold Sanford Capital Accountable (2/16/18)</a>	"Attorney General Karl A. Racine announced today that his office has filed two new actions against landlords who allegedly violated the District's consumer protection laws by neglecting their properties while collecting rent from tenants who were living in unsafe and unsanitary apartments. Attorney General Racine also announced additional claims in a pending similar suit. The two new lawsuits were filed against the former owners and managers of the Franklin Street Apartments in Ward 5 and the G Street Apartments in Ward 7. Attorney General Racine also added consumer protection claims to an existing Tenant Receivership Act lawsuit related to conditions at an apartment complex in Congress Heights."
District of Columbia		<a href="#">Press Release: Attorney General Racine Wins \$242K Judgment Against Former Park Southern Neighborhood Corporation President (11/28/2017)</a>	"Attorney General Racine announced today that his office has secured a judgment against Rowena Scott, the former board president of the non-profit Park Southern Neighborhood Corporation (PSNC), for abusing her authority and acting contrary to the charitable mission of PSNC by siphoning non-profit funds from its 360-unit affordable apartment building at 800 Southern Avenue SE."
District of Columbia		<a href="#">Press Release: Attorney General Racine Files Suit Against Columbia Heights Landlord for Housing, Consumer Protection Violations (4/25/2017)</a>	"Attorney General Karl A. Racine announced that his office has filed a suit against the owners and managers of an apartment building at 2724 11th St NW for allegedly engaging in a pattern of neglect dating back many years and forcing tenants to live with long-term infestations of vermin, mold contamination, and a lack of heat, among other issues."
District of Columbia		<a href="#">Press Release: Attorney General Racine Secures \$210,000 in Restitution for Residents of Apartments Where Illegal Hotel Was Operated (9/27/2017)</a>	"Attorney General Karl A. Racine announced today that his office has reached a settlement that will return approximately \$210,000 to long-term residents of two rent-controlled apartment buildings where the management company had allowed a short-term-rental firm to operate apartments like hotel rooms. The agreement with Daro Management Services, LLC and Daro Realty, LLC comes in a larger lawsuit that the Office of the Attorney General (OAG) Office of Consumer Protection brought earlier this year against those entities, as well as Ginosi USA Corporation; its owner, Eric Ginosian; and the owners and managers of two other apartment complexes in the District."
District of Columbia		<a href="#">Press Release: Attorney General Racine Secures Restitution for Terrace Manor Tenants, Continued Court Supervision after Bankruptcy Sale (9/27/17)</a>	"Attorney General Karl A. Racine announced today that he has secured restitution and monetary penalties under a settlement of the District's consumer protection claims against the owners and managers of the Terrace Manor apartments."
District of Columbia		<a href="#">Press Release: Attorney General Racine Asks Court to Hold Owners of Terrace Manor Complex in Contempt and Appoint Receiver for Property (3/31/2017)</a>	"[A]ttorney General Karl A. Racine announced that the Office of the Attorney General (OAG) has filed motions for contempt of court and receivership in its case against the owners of the Terrace Manor housing complex in Ward 8. The motions cite the failure of Sanford Capital and associated companies to abide by a court-ordered abatement plan the parties entered into in January, including neglecting to rectify dangerous violations of District's housing code cited by inspectors as much as a year ago."
District of Columbia		<a href="#">Press Release: Attorney General Karl A. Racine Announces District Receives Several Favorable Rulings in Litigation to Help Tenants of Park Southern Apartment Building (1/14/16)</a>	"A D.C. Superior Court judge has issued a series of recent rulings in favor of the District in a lawsuit against the nonprofit owner of the Park Southern Apartments, Attorney General Karl A. Racine announced today. The rulings come in litigation against the Park Southern Neighborhood Corporation (PSNC) alleging serious mismanagement of the building, which offers affordable housing to low-income residents at 800 Southern Avenue SE. The recent rulings may pave the way for sale of the building, providing the resources required to remedy significant problems stemming from mismanagement."

<b>Virgin Islands</b>	Virgin Islands Department of Justice - Office of the Attorney General	<a href="#">Press Release: AG meets with AIG on fixing Bellevue; discussed sellings units to tenants (8/2/16)</a>	"Attorney General Claude Earl Walker traveled to St. John Thursday morning to meet with the management of American Insurance Group, Affordable Housing (AIG), owners of Bellevue Village, an apartment complex on St. John. AG Walker's meeting with Thomas Musante, AIG president, comes more than a month after AG Walker strongly urged AIG to 'take immediate action to rehabilitate its property.' In his June 23 letter, which he wrote after residents complained of having to live in units severely destroyed in last September's hurricanes, AG Walker directed AIG to 'immediately take action to rehabilitate these units to meet standards of habitability.' At AG Walker's request, Musante flew in from Los Angeles and the two men, along with AIG contractors and several Bellevue residents, including president of the tenant association, Kenesha Small, toured the property to see firsthand the devastation to some of the units."
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