

CHAPTER 834. FRAUD ON RESIDENTIAL LANDLORDS.

834.01. Fraud on Residential Landlords Prohibited. Any person who, with intent to defraud, does any of the following shall be guilty of violating this chapter:

(a) Intentionally absconds without paying rent that has been contractually agreed upon in an oral or written lease with a landlord. Prima facie evidence of intentionally absconding will be established if a tenant fails to pay rent due prior to the vacating of the rental premise by the tenant and the non-payment of said rent continues for a period of five (5) days after vacation of the premise; or

(b) Issues any check, money order or any other form of bank or monetary draft as a payment of rent, where such document lacks sufficient funds, where the account is closed, or where such draft is unredeemable in any other form or fashion. Prima facie evidence of intention to defraud will be established if a tenant fails, within five (5) days of a written demand by the landlord or agent, to pay in full the total amount of the draft presented as rent payment plus any bank charges to the landlord attributable to the unredeemability of the draft.

834.02. Applicability. This ordinance shall apply to rental agreements between residential landlords and tenants only. The words and terms used in the ordinance shall be defined and construed in conformity with the provisions of Chapter AG 134, Wisconsin Administrative Code, Chapter 704, Wisconsin Statutes, and Section 990.00 (1) of the Wisconsin Statutes.

834.03. Penalty. Any person, firm or corporation violating any provision of this ordinance shall be fined not less than twenty-five (25) dollars nor more than five hundred (500) dollars for each offense.

ADOPTED: 834 (1185) 5/09/1989