

HOUSINGSHIELD: PAIN TO PROFIT

How Early Intervention Saves Landlords
and Tenants from Major Expenses



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PROCESS: COURT VS MEDIATION

- ✓ In court, you wait until disruptions and disputes boil over. Then wait for failure to remedy. Then post a notice, wait some more, then go through the formal legal process. Weeks, often months, go by. **You watch while things break and costs add up, because it feels like the only way. It's not.**
- ✓ Mediation connects people to resolve issues—as soon as they emerge. Before lawsuits. Before cash bleed that forces people to sue for more (because they've already lost the cash). Prevent would-be evictions, and make the unavoidable less awful. **Mediation moves in when risks activate, but before things break and costs add up.**

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TIM, PREVENTION CASE

- ✓ Tim lives with his blended family in a 3-bedroom unit. When the mom passed away, tensions rose. Fights got worse. Some threatened to move—but no one could afford the place alone. Then they called a mediator.
- ✓ Early mediation didn't bring resolution to every issue, but helped manage a tough time. No moving, no broken leases, no landlord losses.
- ✓ Landlord: **\$7,500** + saved, limited spread of conflict
- ✓ Tenants: **\$9,000** + saved in moving and lease breaking fees

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RACHEL, GRACEFUL EXIT CASE

- ✓ Sometimes the only solution is for folks to leave. That was true for Rachel after her husband abandoned her. She had all the bills, but no access to the funds to pay.
- ✓ After she called us to mediate, we worked with both sides. It quickly became clear a repayment plan was out of the question. We helped broker a graceful, coordinated exit without a court.
- ✓ Rachel got a dignified exit, and the landlord filled the unit sooner than later to limit losses.
- ✓ Landlord: avoided **\$3,600+** in losses, and weeks of legal prep
- ✓ Tenant: avoided **\$2,500** in court and attorney fees, and damaged renter history

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EVICTIION: THE USUAL, ONLY FAR LESS OF IT

- ✓ Rarely do parties fail to find at least some resolution, even if it's not ideal. But it happens. Whatever the reason is, early mediation drastically reduces how often courts are needed.
- ✓ The best part: mediation doesn't slow down the process. Judges routinely send cases to mediation, so mediating first means checking a box while waiting.

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ANNUAL SAVINGS ACROSS ALL CASES

- ✓ Research shows about 30% of cases can be prevented (100% savings)
- ✓ About 65% of cases end in a graceful exit (about 40% savings)
- ✓ Only 5% go to court.

**Total annual savings: 30–60%
compared to defaulting to
courts.**

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Waiting is expensive --
so don't.

[Request Mediation](#)

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