

Pima County Attorney's Office Criminal Eviction Assistance Program

Call the Pima County Attorney's Office neighborhood protection prosecutor at 740-5526 or send him an email at Brad.Holland@pcao.pima.gov to get more information about the Criminal Eviction Assistance Program.

What kinds of problems are we talking about?

- Drug houses
- Gang activity
- Threats and intimidation
- Prostitution
- Drive-by-shooting
- Assault
- Any other criminal activity that disturbs the neighborhood

What is an eviction?

- A civil (not a criminal) court action.
- The court action a landlord uses to remove a renter who is not keeping the promises in their rental agreement.
- Sometimes the promise is about paying rent by a certain day of the month, or keeping the property in a sanitary condition.
- Other times the eviction is due to criminal activity.

Does it have to be the renter who commits the crime? No.

The landlord can also evict a renter if the renter, or the renter's family, friends or guests are committing criminal acts on the rented property.

How fast is the eviction? Very fast.

Evictions for criminal acts use special rules which allow the landlord to remove the renter in as few as five days.

How does an eviction work?

- The landlord sends or delivers a "NOTICE OF IMMEDIATE TERMINATION" to the renter.
- This lets the renter know exactly what the problems are, and that the renter must move out immediately.
- If the renter refuses to move, the landlord asks for a hearing in Pima County Justice Court.
- Because the landlord has told the Court that criminal activity has occurred, the Court must set the hearing within the next three days.
- The renter is served notice of the time and day of the hearing.
- At the hearing -- even if the renter doesn't come to court -- the landlord, police officers, or any other witnesses will tell the Judge what happened and why they believe there has been criminal activity.
- If the Judge finds there has been criminal activity, the court must order the renter out in no more than 24 hours.

What can landlords do? Three important things:

- Pre-screen all future renters.
- Use the "Crime Free Lease Addendum" included on this website.
- Evict renters immediately if criminal activity occurs.

What can you do?

- Call 911 if you observe any criminal activity.
- Work with your local law enforcement agency beat or patrol officers.
- Use the Pima County Attorney's Criminal Eviction Assistance Program by e-mailing the Deputy County Attorney for neighborhood protection issues at Brad.Holland@pcao.pima.gov, or call him at (520) 740-5526.

How can we help?

- The Pima County Attorney's Office will help move the process along by taking information from you about criminal activity occurring at residential property.
- We will determine if law enforcement has complete investigations involving that property
- We will determine if the property is rented
- We will contact the landlord
- We will give the landlord a copy of the eviction statutes, inform the landlord of the eviction statutes and procedures, and put the landlord in contact with the appropriate law enforcement agency so the landlord can obtain police reports and witnesses for the eviction process.
- We will make a copy of a Crime Free Lease Addendum available to landlords so they can include it in every lease with every tenant.

Criminal activity on rented property is a problem that can be solved when everyone does his/her part.