



## City Commission passes "pay to stay" ordinance

-Allows tenants paying back rent to avoid eviction-

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Today, the Dayton City Commission unanimously passed a “pay to stay” ordinance that helps protect tenants from unnecessary evictions. The ordinance gives judges discretion to allow tenants to avoid an eviction if all back rent, late fees, and court costs have been paid. Currently, landlords do not have to accept back rent if an eviction has already been filed.

“The pay to stay ordinance is an important step in stemming the local eviction crisis,” said Dayton Mayor Nan Whaley. “Like so much else, COVID-19 has made Dayton’s existing eviction crisis much worse – especially for Black Daytonians. There are no easy answers in this work, but I believe this ordinance gives us another tool in our belt to prevent evictions that upend families and destabilize our neighborhoods.”

The City of Dayton has been considering an ordinance such as this for nearly a year and has had many discussions with landlord and tenant advocates through the Eviction Task Force about the final version. Conversations with landlord organizations made clear that eviction is a last resort for many landlords and is a burdensome process, which is why the ordinance limits the tenant’s ability to use the defense to once per calendar year.

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

According to an analysis by Eviction Lab, Black renters nationally are more likely to face evictions – particularly Black women. In Dayton, all of the zip codes where more than 20% of tenants applied for help with rent were majority African-American.

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