

## **ARMOUR FLATS TENANT UNION DEMANDS**

Armour Flats Tenants have organized. After months of confusion and miscommunication, we have been informed that our landlord Reliable Properties plans to displace us from our homes so they can renovate the building and double the rent. Reliable Properties' local representative, Christina Juhasz, failed to engage us in this process until last week, when (at least) nine tenants received a notice telling us our leases would not be renewed and we have to move by October 31, 2021.

We have built a community here at Armour Flats. Most of us are elderly and disabled. Many of us have lived here for decades. We love our neighborhood and our neighbors. Armour Flats is close to vital services and many of us do not want to move. And for most of us, moving within thirty days is simply impossible. Armour Flats is cashing in on our displacement, a gross and greedy move, on trend with the gentrification we have observed throughout the Midtown neighborhoods. We won't stand for it.

**We have formed a tenant union to fight for our homes and demand the following of our landlord, Reliable Properties:**

- 1) Christina Juhasz and Mark Habibi of Reliable Properties must meet with our union as a collective by October 18th to discuss our demands. We are ready to escalate with the support of KC Tenants, the citywide tenant union, if this initial demand, and the following, are not met.
- 2) For those of us who wish to remain in Armour Flats, Reliable Properties must retract their lease non-renewal notice and guarantee the option to renew our leases by at least October 25, 2021, with the following provisions:
  - a) Reliable Properties must produce new leases, effective November 1, 2021, for a one year term, maintaining our rent at the current level as of October 1, 2021;
  - b) Reliable Properties must guarantee in the lease an option to renew once the lease term comes to an end, and they must commit that they will not increase rent more than 2% at that time; and,
  - c) Reliable Properties must give all Armour Flats tenants (even those who have not yet received a lease non-renewal) the option to sign the new lease under identical terms.
- 3) For those of us who would rather move away from Armour Flats within the year due to the renovation, Reliable Properties must adhere to the following transition terms:
  - a) Reliable Properties must retract the lease non-renewal notices and guarantee tenancy through at least April 1, 2022, cancelling rent obligations between November 1, 2021 and the move out date so that we can save for our move;
  - b) Reliable Properties must return tenants' original deposits in full, two week prior to a scheduled move out date;
  - c) Reliable Properties must provide relocation assistance in the form of \$4,000, unrestricted, to each tenant who was displaced during the renovation process.

*The undersigned Armour Flats tenants have received lease non-renewal notices as of 10/1.*

Julie Byerlee  
Mark Smith  
Patricia Lucas

Clifford Woodard  
John Moman  
Michelle Anderson

Frederick Jones  
James Stephens  
Cassie Pasemko