

## **EFFECTIVE IMMEDIATELY (MARCH 2011):**

Dakota County Court has followed a practice in the past to permit authorized management agents of owners of rental property to appear at the first appearance in an unlawful detainer proceeding on behalf of the property owner, even if that agent is not a licensed attorney. That practice has been challenged by Home Line, a tenant advocacy organization, based upon the cases of *Nicollet Restoration v. Turnham*, 486 N.W. 2d 753 (Minn. 1992) and *Walnut Towers v. Schwan*, File No. A07-1311 (Minn. App. Sept. 16, 2008). These cases appear to require a licensed attorney to represent property owners in these circumstances.

The judges in Dakota County, after reviewing the cases cited by Home Line, will, in the future, require all property owners (except for individual property owners who represent themselves) to be represented by a licensed attorney at all hearings in unlawful detainer proceedings and to sign all pleadings in these proceedings.