



Property Manager Avoids \$24,250 in Losses During Eviction in Chicago, IL

Quick Stats

November 2024 - February 6 2026
Chicago, IL - RG #7221

Delinquency Type:

Rent Default

Missed Rent:

\$15,286

Legal Fees:

\$1,000

Property Damages:

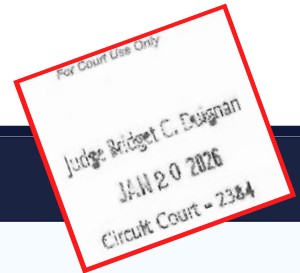
\$0

Key Takeaway:

Without SingleKey, the property manager could have faced **\$24,250** in rental arrears and legal fees. Instead, they recovered every dollar. SingleKey provided **\$15,286** in rent reimbursements throughout the eviction process, ensuring consistent cash flow while the eviction progressed. We also recovered **\$7,964** in missed rent payments from the tenant, and covered all legal fees associated with the eviction, totalling **\$1,000**. The total cost of the Rent Guarantee program was just **\$1,860**.

This property manager achieved a **13x** return on their Rent Guarantee investment.

SingleKey Impact	
Legal Notices Issued	Notice to Quit Eviction Order
Total Missed Rent	\$23,250
Rent Recovered from Tenant	\$7,964
Lost Rent Reimbursed	\$15,286
Court Fees Covered	\$1,000
Time to Eviction	15 months
Total Admin. Time Saved	85 Hours
Total Losses Prevented	\$24,250



Case Study

Context:

A property manager based in Chicago, Illinois, had been operating for over 3 years. With 8 properties in their portfolio, they considered themselves experienced.

In September 2024, the property manager signed a new lease with a tenant for \$1,550.

However, by November 2024, the tenant stopped paying rent. Over the next 15 months, they accumulated more than \$23,250 in arrears.

Fortunately, the property manager enrolled in SingleKey's Rent Guarantee program when the lease was signed, protecting them from significant financial losses.

After the rent default was reported, SingleKey's Rent Guarantee team stepped in immediately to take charge of the situation and ease their burden.



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A Timeline of Events

- November 1, 2024 – Tenant stops paying full rent, landlord notifies SingleKey
- **November – Notice to Quit served**
- November 29 – Tenant makes a partial rent payment of \$1,495
- December – Tenant misses rent, filing for eviction begins
- **January – First eviction hearing scheduled, tenant fails to attend. SingleKey coordinates to resolve outstanding arrears**
- February – Tenant becomes unresponsive and has missed 2 months of rent
- **February 25 – SingleKey reimburses \$3,050 in rent payments**
- February 28 – Tenant makes two partial rent payments totalling \$3,320
- February – The court grants the tenant an extension until March 18, 2025
- March 22 – Tenant makes a partial payment of \$1,604
- March – Court proceedings continue
- **April 14 – SingleKey reimburses \$3,100 in rent payments**
- April 15 – Tenant makes a partial payment of \$1,605
- September – Amended filing for subsequent hearing submitted and scheduled
- January 20 – Official eviction order is obtained from the court
- **February 6, 2026 – Official eviction enforced, tenant removed from premises**
- **May 5 – SingleKey reimburses \$9,136 in rent payments**

Rent Guarantee Team Provides Resolution

A Notice to Quit was issued to the tenant after rent payments stopped in November 2024.

SingleKey immediately began supporting the property manager to mitigate financial losses and encourage resolution.

SingleKey maintained direct communication with the tenant to recover the arrears through repayment options. SingleKey also worked closely with the property manager to coordinate legal proceedings, court hearings, extensions, filing amendments, and the enforcement of the eviction order.

Although the tenant made several partial payments, they were insufficient to cure the ongoing arrears. Communication with the tenant deteriorated, and the legal process extended over several months. SingleKey stepped in to support the property manager through rent coverage payments while the eviction proceedings remained active.

SingleKey reimbursed the property manager for the remaining missed rent, totalling \$15,286. We also communicated with the tenant to recover \$7,964 in rent payments throughout the process.

The eviction hearing took place in September 2025, and an eviction order was issued. The eviction was carried out by a sheriff on February 6, 2026. No further action was required.



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Official Eviction Judgement

This form is approved by the Illinois Supreme Court and is required to be used in all Illinois Circuit Courts. Forms are free at accourts.info/forms.

STATE OF ILLINOIS, CIRCUIT COURT
COOK COUNTY
EVICTIION ORDER

For Court Use Only
Judge: Bridget C. Deignan
JAN 20 2026
Circuit Court - 2384
20241718496
Case Number

Instructions
Directly above, enter the name of the county where the case was filed.
Enter the full names of Plaintiff, Defendants, and the case number as listed on the Eviction Complaint.
Check the box for Unknown Occupants if it was checked on the Eviction Complaint.

Plaintiff (For example, the landlord or owner):
[Redacted]

v.
Defendants (For example, the tenants or occupants):
[Redacted]

Unknown Occupants

This Order is entered:
 By default (Defendants not in court).
 After contested hearing or trial.
 After compliance hearing, the Defendants having failed to comply with a previous Agreed Order.

Check the box for the type of order that is entered.

Attention Defendants:
This Order is a judgment against you. It may appear on a background or credit check and affect your ability to rent housing. There are other orders you may use to resolve your case by agreement. Do NOT agree to this Order if:
• You have questions or do not understand this agreement.
• You have an agreement with Plaintiff that lets you stay in the property (Use Agreed Settlement Order with Status Date (Defendants Will Pay & Stay) or Agreed Dismissal Order (Case May Be Reinstated if Defendants Violate Agreement))
OR
• Plaintiff has agreed to dismiss this case if you move out by a certain date (Use Agreed Settlement Order with Status Date (Defendants Will Move)).

All parties (or their attorneys) must appear at the hearing.
 By agreement (the court having made no factual findings).

This form is approved by the Illinois Supreme Court and is required to be used in all Illinois Circuit Courts.

In 4, enter the date and time by which Defendants must move out.
In 5, enter the names of Defendants to be evicted and check the box for Unknown Occupants if it was checked on the Eviction Complaint.
In 6, complete only if Plaintiff is a landlord, Condominium or homeowner association suing an owner should use Section 7.
Check the boxes that apply. If Plaintiff is awarded money, enter the names of Defendants who have been ordered to pay the money.
In 7, complete only if Plaintiff is a condominium or homeowner association suing a unit owner.
In 8, complete only if the Court has not yet decided if any money is owed.
STOP! DO NOT complete this section. The judge will complete this section if it applies to your case.
Enter the name and contact information of the person completing this Order. DO NOT complete the section the right for Date and Judge.

4. Defendants must move out of the property on or before 2/13/2026
 by 11:59 p.m. OR by Time a.m. p.m.

5. Plaintiff may give the sheriff a copy of this Eviction Order. If Defendants do not move by the date and time listed above, the Sheriff is ordered to evict the following Defendants:
Ruthie Petty and Unknown Occupants Unknown Occupants

Section 6 is for landlords (condominium and homeowner associations should use Section 7)
6. Check all that apply:
 No money claimed in Eviction Complaint
 Money claim dismissed and Plaintiff may seek this money in the future
 Money claim dismissed and Plaintiff may not seek this money in the future
 Plaintiff is owed:
\$ 15,286.50 in rent
\$ 645.73 in court costs
\$ _____ in attorneys' fees (if allowed)
\$ 16,498.23 is the total judgment entered against the following Defendants:
[Redacted]

Section 7 is for condominium and homeowner associations (landlords should use Section 6)
7. Check all that apply:
 This Order is entered against the unit only (In Rem)
 Plaintiff is owed:
 \$ _____ in assessments
 \$ _____ in court costs
 \$ _____ in attorney's fees
\$ _____ is the total judgment entered against the following Defendants:
[Redacted]

The expiration of judgment provisions of 735 ILCS 5/9-117 do not apply to this Order.
8. The Court is not yet ruling on the money claim in Section 6 or 7. Case continued to:
Date _____ at Time _____ a.m. p.m. for: status OR hearing in courtroom _____ and the Court finds there is no just reason to delay enforcement or appeal of this Eviction Order.
9. This Order is entered after an Emergency Housing Proceeding. An order entered under these sections may not be stayed more than 7 days. Check the box to indicate which section of the Eviction Act applies:
 735 ILCS 5/9-118 735 ILCS 5/9-119 735 ILCS 5/9-120
The sheriff or other lawfully deputized officers shall give priority to service and execution of orders entered under Sections 118 and 119, or execute the Order within 7 days of its entry if entered under Section 120.

Name: [Redacted]
Street Address: [Redacted]
City, State, ZIP: [Redacted]
Telephone #: [Redacted]
Email Address (if any): [Redacted]
Attorney # (if any): 61530

ENTERED: 1/20/26
Date
[Signature]
Judge

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SingleKey ensures landlords never face the risk of unpaid rent alone, while also supporting tenants with compassion and resources.