

# Should my landlord and I try to mediate the problem?

Yes, whether you are a tenant or a landlord, mediation can help you resolve an eviction issue without going to court. Talking to a neutral third party trained to help you resolve the dispute is often the easiest way to address the case.

Mediation is a process that gives both the landlord and tenant the chance to meet with a neutral third party to discuss possible ways to resolve their conflict. A mediator can't give legal advice or represent anyone in court, and they do not take sides in the conflict. Mediators' only job is to help both sides reach a settlement. Mediation can be cheaper and offer more options than going to court.

Landlords want an income producing property with good tenants, and a tenant wants stable housing and to avoid an eviction on their record. Mediation offers the ability to address rent payments and move out plans, avoid having to go to court, and agree to a plan that outlines the obligations of both parties. These obligations can be enforced by the court and detail what happens if one party doesn't comply.

Mediation is always an agreement of both sides - mediators don't force agreements on either side. Because of this, mediation is a great way to resolve conflicts and reach a solution that works for both of you. If mediation works, it can save the relationship between the landlord and the tenant and make renting a better experience for both of you.

Eviction mediation is usually voluntary, although there are a few counties that require it, like [Waukesha County](#), Jackson County (Jackson County Circuit Court Rule 47), Marathon County, Trempealeau County (Trempealeau County Circuit Court Rule 3), and Winnebago County. A number of counties around Wisconsin have free or low-cost mediation services available before or during the eviction process, listed below.

Here's some more information about the mediation process:

1. **Court Order or Mutual Agreement:** Check the clerk's office to see if your county offers mediation services as part of the case. Unless it is court-ordered, both you and your landlord must agree to participate in mediation voluntarily. This typically involves expressing your willingness to take part in mediation and selecting a neutral third party as the mediator.
2. **Select a Mediator:** You can choose a mediator together with your landlord, or you may opt for a mediator provided by a local mediation service or court-approved program. The mediator should be impartial and skilled in conflict resolution techniques. You can get a mediator through:
  - a. The Wisconsin Association of Mediators [online](#) or by phone at 608-848-1970.
  - b. Tenant Resource Center [online](#), by email at [mediation@tenantresourcecenter.org](mailto:mediation@tenantresourcecenter.org) or by phone at 608-257-0006 ex. 8.
  - c. Judicare Legal Aid, as part of a court system or in a case in counties served by Judicare Legal Aid, by phone at 715-842-1681
3. **Schedule the Mediation:** Once you've agreed on a mediator, schedule a mediation session at a convenient time and location for both of you. This could be in-person or virtual, depending on preferences and circumstances.
4. **Prepare for Mediation:** Before the mediation session, gather relevant documents, such as your lease agreement, correspondence, and any evidence related to the dispute. Think about what result you would like and what compromises you would be willing to make. Take a look at the Tenant Resource Center's guide [Negotiation 101](#) as well.
5. **Document the Agreement:** If you reach an agreement during mediation, make sure that it is documented in writing and signed by all of the tenants and the landlord. This agreement can serve as a legally binding contract outlining the terms you all agreed to follow. You can use the [Stipulation for Dismissal Eviction form](#) directly or use it as a guide when creating a mediation agreement.

**Scroll down for information on free or low-cost mediation options in 41 counties . . .**

Last updated on February 13, 2025.

Ashland, Barron Counties

[Judicare Legal Aid](#) provides free mediation services

Bayfield County

[Judicare Legal Aid](#) provides free mediation services within the court system

Brown County

Mediation Center of Green Bay offers mediation services at the courthouse

Buffalo County

TRY Mediation offers low-cost mediation services

Burnett County

[Judicare Legal Aid](#) provides free mediation services

Chippewa County

[Judicare Legal Aid](#) provides free mediation services

TRY Mediation

Clark County

[Judicare Legal Aid](#) provides free mediation services

Dane County

The Tenant Resource Center's (TRC) [Upstream Project](#) provides free mediation services before court involvement to tenants who make under 30% of the area median income.

The TRC's [Housing Mediation Services](#) provides free mediation services before and during small claims eviction hearings.

Douglas County

[Judicare Legal Aid](#) provides free mediation services

Dunn County

[Judicare Legal Aid](#) provides free mediation services

TRY Mediation offers low-cost mediation services

Florence County

[Judicare Legal Aid](#) provides free mediation services

Eau Claire County

[Judicare Legal Aid](#) provides free mediation services

TRY Mediation offers low-cost mediation services

Fond du Lac County

The [Conflict Resolution Center](#) provides three hours of free mediation services when mediation is ordered by the court

Forest, Iron Counties

[Judicare Legal Aid](#) provides free mediation services

Langlade, Lincoln, Marathon Counties

[Judicare Legal Aid](#) provides free mediation services within the court system

Marinette, Menominee Counties

[Judicare Legal Aid](#) provides free mediation services

Milwaukee County

The Milwaukee Justice Center (MJC) [Early Resolution Eviction Mediation Program](#) provides free mediation services one morning and one afternoon each week by zoom.

[Mediate Wisconsin](#) provides free mediation services before or after eviction actions are filed. Mediations are conducted one-on-one with the mediator over the phone. This is called 'shuttle mediation,' where the mediator exchanges information between the parties. Occasionally, the mediator may choose to hold a three-way phone mediation with you and the landlord or property manager, if the mediator believes that would be helpful for opening lines of communication and coming to an agreeable solution.

Oconto, Oneida Counties

[Judicare Legal Aid](#) provides free mediation services

Ozaukee County

[Mediate Wisconsin](#) provides free mediation services before or after eviction actions are filed. Mediations are conducted one-on-one with the mediator over the phone. This is called 'shuttle mediation,' where the mediator exchanges information between the parties. Occasionally, the mediator may choose to hold a three-way phone mediation with you and the landlord or property manager, if the mediator believes that would be helpful for opening lines of communication and coming to an agreeable solution.

Pepin County

[Judicare Legal Aid](#) provides free mediation services

TRY Mediation offers low-cost mediation services

Pierce County

[Judicare Legal Aid](#) provides free mediation services within the court system

Polk County

[Judicare Legal Aid](#) provides free mediation services

Portage County

[Judicare Legal Aid](#) provides free mediation services within the court system

Price County

[Judicare Legal Aid](#) provides free mediation services

Rusk County

[Judicare Legal Aid](#) provides free mediation services within the court system

Sawyer, Shawano, St. Croix, Taylor, Washburn Counties

[Judicare Legal Aid](#) provides free mediation services

Washington, Waukesha Counties

[Mediate Wisconsin](#) provides free mediation services before or after eviction actions are filed. Mediations are conducted one-on-one with the mediator over the phone. This is called 'shuttle mediation,' where the mediator exchanges information between the parties. Occasionally, the mediator may choose to hold a three-way phone mediation with you and the landlord or property manager, if the mediator believes that would be helpful for opening lines of communication and coming to an agreeable solution.

Waupaca County

[Judicare Legal Aid](#) provides free mediation services

Winnebago County

[Conflict Resolution Center](#) offers three hours of free mediation services

Wood County

[Judicare Legal Aid](#) provides free mediation services

[Procedure Eviction Housing](#)

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