

# JESSICA L. RYAN PRINCIPAL

**Condo & HOA, Landlord & Tenant Law**



Jessica Ryan joined Kovitz Shifrin Nesbit in 2001 and became a principal of the firm in 2011. As head of the Landlord/Tenant Department, she has extensive experience in assisting landlords and property managers with rental property issues, including: evictions, building code violations, construction defect litigation, disputes (third party, tenant, vendor), and lease or contract

review to confirm compliance with state statutes and local ordinances.

Jessica has a wide-range of experience in landlord/tenant litigation and is well-versed in the Chicago Residential Landlord Tenant Ordinance (RLTO) as well as the Cook County Residential Tenant and Landlord Ordinance (RTLO).

Jessica also assists condominium, homeowner (HOA), and townhome associations with forcible entry and detainer issues, covenant and rule enforcement, and collection of damages and fees. In addition, she has successfully argued before the Second District Appellate Court and prevailed over Motions brought in the Illinois Supreme Court.

Jessica is a frequent speaker at industry tradeshow and community seminars. She regularly contributes articles to local and national publications addressing relevant and timely landlord/tenant issues. She currently serves on the Chicagoland Apartment Association (CAA) Board of Directors and acts as local counsel to the National Apartment Association.

## SPEAKING

- August 2021: Presenter, "Expiring Eviction Moratorium" Webinar, KSN.
- June 2021: Presenter, "Cook County RTLO Compliance and Implementation" Webinar, Chicagoland Apartment Association.
- May 2021: Presenter, "Rental Housing Law Review 2021: Overview of Landlord-Tenant Ordinance for Chicago and Cook County" Webinar, CIC.
- April 2021: Presenter, "Cook County RTLO" Webinar, KSN.
- January 2021: Presenter, "Landlord Tenant Legal Updates" Webinar, KSN.
- 2013 – 2020: Presenter, "Crime Free Housing" Seminar, Mount Prospect Police Department.
- June 2020: Presenter, Local Legal Update, National Apartment Association.
- May 2020: Presenter, Local Legal Update, Chicagoland Apartment Association.

## CONTACT

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## EDUCATION

- J.D., University of San Diego School of Law, 1999
- B.A. (English, minors in French and Psychology), Indiana University, Bloomington, 1995

## ADMISSIONS

- Illinois State Bar
- U. S. District Court, Northern District of Illinois (Member, Trial Bar)

## MEMBERSHIPS

- Illinois State Bar Association
- Chicagoland Apartment Association (CAA)
- Community Association Institute, Illinois Chapter (CAI)

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### **SPEAKING (continued)**

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April 2017: Presenter, "The Chicago RLTO" Seminar, Chicago Housing Authority.

April 2017: Presenter, "The Chicago RLTO: Avoiding Pitfalls and Liability" Webinar, KSN.

October 2016: Panelist, "Retaining Your Best Tenants: Keeping Residents Safe, Happy, and Ready to Renew" Panel, Chicago Housing Authority Owner Symposium.

May 2016: Presenter, "Disparate Impact and Criminal Background Checks" Seminar, Rogers Park Builders Group.

February 2016: Presenter, "CAA Legal Update 2016", Chicagoland Apartment Association.

May 2015: Presenter, "Security Deposits" Webinar, KSN.

February 2014: Presenter, "Association Legal Update", Naperville Area Homeowners Confederation.

September 2013: Presenter, "Navigating the Eviction Process", Chicago Housing Authority Symposium.

July 2013: Presenter, "Foreclosures and Bankruptcy" Webinar, KSN.

May 2013: Presenter, "Evictions and Problem Tenants" Seminar, National Association of Rental Property Managers.

April 2013: Presenter, "The Fundamental Five for 2013: Hot Topics You Need to Know" Seminar, Chicagoland Apartment Association.

January 2013: Presenter, "Mock Trial" Presentation, Community Association Institute.

October 2013: Presenter, "Bedbugs: Tiny Pests That Create Huge Problems in Multi-Family Housing" Webinar, KSN.

September 2012: Presenter, "Navigating the Eviction Process" Seminar, Chicago Housing Authority Owner Symposium.

February 2012: Presenter, "Collections and Foreclosure in Condominium Associations" Seminar, Chicago Bar Association Young Lawyers Section, Real Estate Committee.

January 2012: Presenter, "Racing the Banks: Association Collections in the Foreclosure Crisis" Webinar, KSN.

April – June 2010: Presenter, "Securing the Financial Future of Your Association" Seminar Series.

April 2010: Presenter, "Making Your Association Marketable: The New FHA Guidelines" Seminar, Dundee Public Library.

March 2010: Presenter, "Association Strategies in Today's Economy" Seminar, Joliet Public Library.

February 2010: Presenter, "How Not To Collect Assessments", CAI-Illinois Conference and Trade Show.

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## PUBLICATIONS

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Quoted in "Should I let my tenant post their unit on short-term rental sites like Airbnb and VRBO?" (2022, Story by JP Morgan), <https://bit.ly/3XHZxVf>

Quoted in "Thinking about investing in short-term rentals? Here's what to know." (2022, Story by JP Morgan), <https://bit.ly/3VHOyZY>

April 2017: "Case Update: Wing Street CA v. Kiss the Chef, LLC", KSN Blog: [www.ksnlaw.com/blog/case-update-wing-street-ca-v-kiss-chef-llc](http://www.ksnlaw.com/blog/case-update-wing-street-ca-v-kiss-chef-llc).

November 2016: "HUD Issues New Guidelines on the Use of Criminal Records in Rental Applications", KSN Blog: [www.ksnlaw.com/blog/hud-issues-guidance-criminal-records-housing-transactions-2](http://www.ksnlaw.com/blog/hud-issues-guidance-criminal-records-housing-transactions-2).

July 2016: "Chicago Adopts Home Sharing Ordinance;", KSN Blog: [www.ksnlaw.com/blog/chicago-adopts-home-sharing-ordinance](http://www.ksnlaw.com/blog/chicago-adopts-home-sharing-ordinance).

January 2016: "Appellate Court Rules In Favor Of Association To Recover Unpaid Assessments From Third-Party Purchaser", KSN Blog: [www.ksnlaw.com/blog/appellate-court-rules-favor-association-recover-unpaid-assessments-third-party-purchaser](http://www.ksnlaw.com/blog/appellate-court-rules-favor-association-recover-unpaid-assessments-third-party-purchaser).

December 2014: "A Landlord's Trial Testimony Made Simple", KSN Blog: [www.ksnlaw.com/blog/landlords-trial-testimony-simple](http://www.ksnlaw.com/blog/landlords-trial-testimony-simple).

December 2014: "Unmasking Opportunities in Foreclosures", KSN Blog: [www.ksnlaw.com/blog/unmasking-opportunities-foreclosures](http://www.ksnlaw.com/blog/unmasking-opportunities-foreclosures).

December 2014: "Service vs. Posting: What's the Difference?", KSN Blog: [www.ksnlaw.com/blog/service-vs-posting-difference](http://www.ksnlaw.com/blog/service-vs-posting-difference).

December 2014: "Associations as Landlords: Evictions", KSN Blog: [www.ksnlaw.com/blog/associations-landlords-evictions](http://www.ksnlaw.com/blog/associations-landlords-evictions).

December 2014: "A Landlord's Five-Day Notice: The Who, What, When, and How", KSN Blog: [www.ksnlaw.com/blog/landlords-day-notice](http://www.ksnlaw.com/blog/landlords-day-notice).

3rd Quarter 2014: Co-author, "Assessing the Value of a Property Tax Appeal: Worth it or Not?", APTitudes Magazine, Chicagoland Apartment Association.

March 2014: "Illinois Finally Pulled the Trigger on Concealed Carry", National Apartment Association, Apartment Holdings.

1st Quarter 2014: "New Illinois Legislation: Key Issues", APTitudes Magazine, Chicagoland Apartment Association.

March 2010: Quoted in "Tips on Getting Delinquent Owners to Pay Up", Chicago Tribune.

Spring 2009: "Unmasking Opportunities in Foreclosures", Common Interest Magazine.