

ONEIDA JUDICIARY
Tsi nu téshakotiya?tolétha?

TRIAL COURT

Tammy M. Skenandore,
Petitioner;

v.

Case No: 24-TC-015

Date: January 24, 2025

Oneida Comprehensive Housing Division,
Respondent.

ORDER

This case has come before the Oneida Trial Court, the Honorable Patricia Ninham Hoeft presiding.

Appearing in-person: Petitioner, Tammy M. Skenandore, and Respondent, Scott Denny, Residential Rentals Area Manager, Oneida Comprehensive Housing Division; and Respondent's attorney, Krystal John.

BACKGROUND

On November 15, 2024, Petitioner filed a complaint with the Trial Court to contest Respondent's decision to evict Petitioner on November 1, 2024, from her income-based rental unit at 2760 Powless Drive, De Pere, WI 54115. On December 17, 2024, a pre-trial hearing was held. At the pre-trial hearing, Respondent agreed to maintain Petitioner's personal belongings in the rental until the litigation in this case is concluded. On December 20, 2024, the Court issued a scheduling order and set a trial date. On December 31, 2024, a status hearing was held to check on Petitioner's efforts to obtain legal representation. On January 22, 2025, before the contested hearing, the parties filed a written stipulation asking the Court to dismiss the case. At the hearing, each party testified that they voluntarily entered into the stipulation voluntarily and free of coercion. As a result, the Court approved the stipulation after the Respondent agreed to provide Petitioner with access to the rental unit on Saturday, January 25, 2025, and Sunday, January 26, 2025, to remove her personal belongings.

FINDINGS OF FACT

1. The Court has jurisdiction pursuant to Chapter 610, Eviction and Termination, of the Oneida Code of Laws.
2. Notice was provided to all those entitled to notice.
3. Petitioner is Ms. Tammy M. Skenandore.
 - a. Petitioner was unable to provide a physical address because she became homeless on November 1, 2024, when she was evicted from her income-based rental unit at 2760 Powless Drive, De Pere, WI 54115;
 - b. Petitioner resided at the unit for the past nine (9) years; and
 - c. Petitioner's adult son, Boyd G. Thayer, resided with Petitioner.
4. On November 1, 2024, Oneida Comprehensive Housing staff and an Oneida Police Department officer met with Petitioner at Petitioner's rental unit to personally serve Petitioner with a "Reclaim Notice" and ordered Petitioner to vacate the premises that day.
5. On November 15, 2024, Petitioner filed a complaint with the Trial Court seeking a stay on her eviction until Petitioner is able to contest the eviction in a trial.
6. On December 17, 2024, a pre-trial hearing was held. Petitioner appeared pro se and was accompanied by her son, Mr. Thayer. At the hearing, Petitioner requested peacemaking and Respondent declined. At the hearing, the parties agreed to the following:
 - a. A trial shall be held on January 22, 2025, at 10:00 a.m.
 - b. Discovery shall be completed on January 17, 2025.
 - c. A telephone status hearing shall be conducted on December 31, 2024, at 10:30 a.m. to check in on the parties' preparations for their trial.
 - d. Respondent agreed to not remove Petitioner's belongings from the rental unit until after this case is concluded and will continue offering Petitioner access to her belongings during the times designated in Rule No. 1, Title 6. Property and Land – Chapter 610.
7. At the telephone status hearing on December 31, 2024, Petitioner said she was unable to obtain legal representation, and Respondent failed to appear.
8. On January 22, 2025, before the trial, the parties filed a written stipulation asking the Court to dismiss the case.
 - a. Each party testified that they voluntarily entered into the stipulation free of coercion.


- b. During the hearing, the Court approved the stipulation after the Respondent agreed to provide Petitioner with access to the rental unit on Saturday, January 25, 2025, and Sunday, January 26, 2025, to remove her personal belongings.

ORDER

1. The Court accepts and approves the stipulation of the parties as incorporated below:
 - a. Petitioner agrees to dismiss her complaint against Respondent in exchange for Respondent's agreement to continue storing Petitioner's personal property within the rental unit at 2760 Powless Drive and providing Petitioner with access to the unit until Petitioner is able to remove her personal property on or before 4:30 p.m. on February 1, 2025;
 - b. The parties agree that Respondent will provide Petitioner with access to her personal belongings in the rental unit at 2760 Powless Drive in accordance with Respondent's policies; and
 - c. Respondent agrees to provide Petitioner with access to the rental unit at 2760 Powless Drive during the weekend as follows:
 - i. on Saturday, January 25, 2025, starting at 10:00 a.m. and ending at 6:00 p.m. that day; and
 - ii. on Sunday, January 26, 2025, starting at 9:00 a.m. and ending at 3:00 p.m. that day.
2. This case is dismissed.

IT IS SO ORDERED.

By the authority vested in the Oneida Judiciary pursuant to Resolution 01-07-13-B of the General Tribal Council, this Order was signed on January 24, 2025.



Patricia Ninham Hoeft, Trial Court Judge