



Suits Challenging State and Local Eviction Moratoria and Other Pandemic-Related Tenant Protections

As of 7-10-20

Case	State	Court	Claims	Date Filed	Status
[Ann Gregory v. Ducey]	Arizona	Maricopa County Superior Court	Governor's authority, takings	Filed in June; governor served July 15	Pending
Apartment Association of Los Angeles County, Inc. v. City of Los Angeles et al.	California	C.D. Cal.	Violation of Takings Clause (state and federal), due process, and Contract Clause (state and federal), preemption by state law, violation of 10th amendment.	6/11/20	Pending
Peggy Christensen and Peter Martin v. California Judicial Council	California	Kern County Superior Court	Separation of Powers violation, inconsistent with statute.	6/15/20	Pending
San Francisco Apartment Association et al. v. City of San Francisco	California	San Francisco County Superior Court	Ordinance conflicts with state law.	6/29/20	
Auracle Homes, LLC v. Lamont	Connecticut	U.S. District Court, District of Connecticut (New Haven)	Violation of equal protection, violation of contract clause, due process, violation of takings clause, Ultra Vires Act.	6/16/20	Pending
JL Properties Group B LLC v. Pritzker	Illinois	12th Jud. Cir. ILL.	Public health emergency no longer exists, EO exceeds governors authority, violation of takings clause (state and federal), violation of Article II, section I of IL Constitution mandating separation of powers, Article I Section 13 of IL	6/23/20	Pending

			Constitution: right to a civil jury trial, Art I Section 12 of IL Constitution: right to remedy and justice, equal protection, due process, contract clause.		
Greater Cincinnati Northern Kentucky Apartment Association et al v. Middleton et al.	Kentucky	Kentucky Eastern District Court	Violation of Petition Clause, impairment of Contract Clause, violation of equal protection, violation of procedural and substantive due process.	7/7/20	Pending, scheduling conference set for July 14th.
Matthew Johnson v. Philip D. Murphy, et al.	New Jersey	D.N.J.	Contract Clause violation (federal and state), violation of due process (federal and state), violation of equal protection, violation of privileges or immunities, unlawful waiver of law, violation of separation of powers.	6/2/20	Pending
Elmsford Apartment Associates, LLC v. Cuomo	New York	S.D.N.Y.	Violation of contract clause, takings clause, due process.	5/27/20	Decided at the lower court (in favor of Cuomo)
Homeowners Association of Philadelphia v. City of Philadelphia	Pennsylvania	E.D. Pa	Contract Clause violation (federal and state challenge), violation of 5th, The act is preempted by the Landlord-Tenant Act, due process violation (state and federal), violation of Article I Section 10 of PA Constitution.	7/6/20	Pending