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CHAMBERS OF  
**MORTON A. KESLER**  
COUNTY COURT JUDGE  
DUVAL COUNTY COURTHOUSE  
JACKSONVILLE, FLORIDA 32202

August 9, 1991

Lori S. Holcumb  
Assistant UPL Counsel  
The Florida Bar  
650 Apalachee Parkway  
Tallahassee, FL 32399-2300

Dear Ms. Holcomb:

This letter is written in response to the Memorandum dated July 30, 1991, regarding unlicensed practice of law for a property manager for eviction procedure purposes.

It is my opinion that eviction proceedings should remain a matter that requires the representation of counsel rather than that of the property manager. During the year of 1983 I presided over all eviction matters in the County Court for Duval County and currently preside over a portion of these types of cases. It has been my experience that, on many occasions, even the owners of small complexes who represent themselves need a great deal of assistance and often lack sufficient knowledge of the applicable procedures. Many times the Complaints and Notices filed by unrepresented persons are inaccurate and illegible, ultimately causing delays in obtaining a Judgment. In my opinion, these types of problems would only increase should property managers be allowed to represent property owners in eviction proceedings. While eviction proceedings may seem relatively simple, they are matters that require proper educational training and knowledge of the laws that pertain to such cases. Requiring licensed attorneys to represent the property managers in eviction cases ensures that the property owners are represented in Court by individuals who have that training and knowledge.

Very truly yours,

  
MORTON A. KESLER

MAK/ss