

**Eau Claire County**

**Landlord**

**Directory**

**Updated November 2025**



**Aging & Disability Resource Center**

721 Oxford Avenue-Room 1130, Eau Claire WI 54703

715-839-4735, 1-888-338-4636, tty: use Relay 711

[adrc@eauclairecounty.gov](mailto:adrc@eauclairecounty.gov) [eauclaireadrc.org](http://eauclaireadrc.org)

# Useful Information and Terminology

## What is a landlord?

A landlord owns the property that you are renting, though this could also be a property management company.

## What is a security deposit?

A security deposit, usually equal to one month's rent, is paid upfront and held by your landlord to cover any damages to property.

## When do I have to pay rent?

Rent is typically due on the first of every month or whatever due date is listed in your lease.

## What are utilities?

Electricity, water, garbage service and gas. Every landlord is different-some may pay utilities on your behalf, and some make it your responsibility.

## Why is it important to know what utilities you are responsible for?

Depending on the apartment you decide to rent, the cost of utilities can really add up each month. It is important to know how much they may cost in addition to your rent.

## What does 'subsidized' mean?

Subsidized means that the amount of rent you pay is based on your income. The rest of the rent is paid by public funds. See our "Subsidized Apartment Options" Guide for more information.

## What is a lease?

A lease is a legal contract you enter when you rent a place to live. Make sure you read ALL of your lease before signing it.

## How long is a lease for?

Leases can be signed for any amount of time that is agreed upon by you and your landlord. 12 months is the most common.

## What if I move out before the end of the lease?

A lease is a legal contract. If you move out early, you are still responsible for rent until the lease ends. Talk to your landlord-they may work with you on a solution.

## Housing and Rental Assistance

To receive rental assistance, your income must be **below** the following income guidelines. Rent payment is based on tenant income.

<u>Household Size</u>	<u>Annual Income (2024 #'s)</u>
1	\$34,800
2	\$39,800

## Eau Claire Tenant Landlord Resource Center

Website: <https://ectlrc.org>

Phone: 715-529-2918

Email: [info@ectlrc.org](mailto:info@ectlrc.org)

Housing Consultation, mediation, resources.

## Tenant Resource Center

[www.tenantresourcecenter.org](http://www.tenantresourcecenter.org)

Information on rental rights and responsibilities. (online information only available for those that live outside of Dane County)

## Wisconsin Department of Agriculture, Trade and Consumer Protection

PO Box 8911, Madison WI 53708

Consumer Protection 800-422-7128

[www.datcp.wi.gov](http://www.datcp.wi.gov)

[DATCPHotline@wisconsin.gov](mailto:DATCPHotline@wisconsin.gov)

Guide for Landlords and Tenants; file a complaint regarding landlord/tenant practices.

## Online rental search:

[www.Leadertelegram.com](http://www.Leadertelegram.com)

[www.WIHousingSearch.org](http://www.WIHousingSearch.org)

[www.Apartmentfinder.com](http://www.Apartmentfinder.com)

[www.Apartments.com](http://www.Apartments.com)

[www.Craigslist.com/eauclaire](http://www.Craigslist.com/eauclaire)

# Landlord and Property Management Companies

Companies that work with voucher program are marked with a ★

## Abode Properties

316 N Barstow St Suite D,  
Eau Claire, WI 54703  
715-514-4567

[offic@abodeproperties.net](mailto:offic@abodeproperties.net)

[www.abodeproperties.net](http://www.abodeproperties.net)

Various size units/properties.

Application fee: Yes

## ★ Austin Property Management

1233 Menomonie St Suite A,  
Eau Claire, WI 54703  
715-831-4433

[austinrealty21@gmail.com](mailto:austinrealty21@gmail.com)

[www.forrentineauclaire.com](http://www.forrentineauclaire.com)

Various size units/properties.

Work with housing voucher program: Yes

Application fee: No

## ★ B7 Flats

224 N Barstow Street, Eau Claire, WI 54703  
715-598-2291

[info@compassmgt.cc](mailto:info@compassmgt.cc)

One- and two- bedroom units

Work with housing voucher program: yes

Application fee: No

## ★ Bearson-Woodford Rental Agency

2621 E Lexington Blvd, Eau Claire, WI 54701  
715-579-8692

[bwrentals2115@hotmail.com](mailto:bwrentals2115@hotmail.com)

One- and two-bedroom units/properties.

Application fee: Yes

## Benrud Rentals

3311 Golf Rd, Eau Claire, WI 54701  
715-834-2292

[info@benrudrentals.com](mailto:info@benrudrentals.com)

[www.benrudrentals.com](http://www.benrudrentals.com)

Two- and three-bedroom units.

Application fee: No

Automatic denial: any felony conviction or past eviction

## Cannery Square

2016 Oxford Ave, Eau Claire, WI 54703  
715-969-8490

[brooke@prproperties.org](mailto:brooke@prproperties.org)

[www.cannerysquareec.com](http://www.cannerysquareec.com)

Studios 1 bed, and 2 bed apartments

Application fee: No

## ★ C & N Rentals

3190 London Rd, Eau Claire, WI 54703  
715-552-7368

[CNRentals2@yahoo.com](mailto:CNRentals2@yahoo.com)

Various size units/properties.

Application fee: No

Background and credit check completed on all applications.

## Chippewa Valley Property Management

1119 Regis Ct Suite 260, Eau Claire, WI 54701  
715-514-5440

[info@cv-re.com](mailto:info@cv-re.com)

[www.cv-realestate.com](http://www.cv-realestate.com)

Various size units/properties.

Application fee: Yes

## ★ Clearwater Real Estate

630 Water St, Eau Claire, WI 54703  
715-838-2000

[admin@cwree.com](mailto:admin@cwree.com)

[www.cwree.com](http://www.cwree.com)

Various size units/properties.

Application fee: Yes

Automatic denial: court ordered eviction within the past 5 years, charge of violent or sexual crimes, manufacturing or distribution drugs, habitual criminality, sex offender registry.

## ★ Compass Real Estate Management

2113 Brackett Ave, Eau Claire, WI 54701  
715-598-5977

[info@compassmgt.cc](mailto:info@compassmgt.cc)

[www.compassmgt.cc](http://www.compassmgt.cc)

Various size units/properties

Work with housing voucher program: yes

Application fee: \$25

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**E & B Rentals**

927 Loring St Suite 2, Altoona, WI 54720  
715-832-7808

[rentals@eandbrentals.com](mailto:rentals@eandbrentals.com)  
[www.eandbrentals.com](http://www.eandbrentals.com)

Various size units/properties.  
Application fee: Yes, \$30 per adult

**Eau Claire Rentals – Manz Companies**

1608 Spooner Ave, Altoona, WI 54720  
715-318-1122

[info@eauclairerentals.com](mailto:info@eauclairerentals.com)  
[www.eauclairerentals.com](http://www.eauclairerentals.com)

Various size units/properties.  
Application fee: No

★ **Foxboro Property Management**

2329 E Clairemont Ave, Eau Claire, WI 54701  
715-835-6001

[info@foxboroproperties.com](mailto:info@foxboroproperties.com)  
[www.foxboroproperties.com](http://www.foxboroproperties.com)

Various size units/properties.  
Application fee: Yes

**General Property Management**

703 5<sup>th</sup> Ave, Eau Claire, WI 54703  
715-318-0242

[Contact@EC4rent.com](mailto:Contact@EC4rent.com)  
[www.generalpropertymanagement.com](http://www.generalpropertymanagement.com)

Various size units  
Application fee: no

★ **Graystone Management**

4228 Southtowne Dr, Eau Claire, WI 54701  
715-832-4668

[graystone@graystonemanagement.com](mailto:graystone@graystonemanagement.com)  
[www.graystonemanagement.com](http://www.graystonemanagement.com)

Various size units/properties.  
Application fee: Yes  
Voucher programs require a co-signer.

★ **Greenpoint Properties**

4330 Golf Terrace Suite 100,  
Eau Claire, WI 54701  
715-833-9625

[properties@greenpointco.com](mailto:properties@greenpointco.com)  
[www.greenpointco.com](http://www.greenpointco.com)

Efficiency & 3-bedroom; some accessible units.  
Application fee: No  
Background and credit check completed on all applications.

★ **Holstein Property Management, LLC**

927 Fairfax St, Altoona, WI 54720  
715-834-2201

[office@holsteinpm.com](mailto:office@holsteinpm.com)  
[www.holsteinpm.com](http://www.holsteinpm.com)

Various size units/properties  
Application fee: Yes, \$9

**JCap Real Estate**

212 S Barstow St. Eau Claire, WI 54701  
715-831-3994

[info@jcaprealestate.com](mailto:info@jcaprealestate.com)  
[www.JCaprealestate.com](http://www.JCaprealestate.com)

Various size units/properties  
Application Fee: No

★ **Landmark Company**

4004 Oakwood Hills Pkwy, Suite 100,  
Eau Claire, WI 54701  
715-834-3411

[info@landmark-company.com](mailto:info@landmark-company.com)  
[www.landmark-company.com](http://www.landmark-company.com)

One-, two- and three-bedroom units.  
Application fee: No

**North Country Aire Properties**

2514 Golf Rd Suite 3, Eau Claire, WI 54701  
(715)-855-9360

[jody@northcountryrents.com](mailto:jody@northcountryrents.com)  
[www.northcountryrents.com](http://www.northcountryrents.com)

Two-bedroom apartments and townhomes  
Application fee: No

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★ **Park Ridge**

1601 Truax Blvd., Eau Claire, WI 54703  
715-552-3424

One- and two-bedroom units, includes: heat, water, sewer, trash, W/D in unit, attached garage.

Application fee: Yes

**Peters Real Estate Group**

1620 S Hastings Way, Eau Claire, WI 54701  
715-831-2106

[info@petersrentals.net](mailto:info@petersrentals.net)  
[www.petersrealestate.net](http://www.petersrealestate.net)

**PPMC**

PO Box 1588, Eau Claire, WI 54702  
715-835-1952

[ppmcec@gmail.com](mailto:ppmcec@gmail.com)

One- bedroom units.

Application fee: Yes

★ **Prosper Real Estate**

218 10<sup>th</sup> Ave Suite 100, Eau Claire, WI 54703  
715-514-1616 [help@prosperpads.com](mailto:help@prosperpads.com)

[www.prosperpads.com](http://www.prosperpads.com)

Various size units/properties, 1 to 5 bedrooms.

Application fee: Yes

Automatic denial: felony conviction or recent past eviction.

**Regal Property Management**

3502 Oakwood Hills Pkwy Suite C,  
Eau Claire, WI 54701  
715-552-2050

[eauclaire@regalpropertymgmt.com](mailto:eauclaire@regalpropertymgmt.com)  
[www.regalpropertymgmt.com](http://www.regalpropertymgmt.com)

One- and two-bedroom apartments and town homes.

Application fee: No

**Rental Resources of Eau Claire Inc**

930 Galloway St Suite 6, Eau Claire, WI 54703  
Mailing: 800 Wisconsin St Unit 81,  
Eau Claire, WI 54703  
715-832-4663

[info@rentalresources.net](mailto:info@rentalresources.net)

[www.rentalresources.net](http://www.rentalresources.net)

Application fee: Yes

Automatic denial: court ordered eviction within the past 5 years, charge of violent or sexual crimes, manufacturing or distribution drugs, habitual criminality, sex offender registry.

**Riverbend Rentals & Property Management**

2620 Fairway Dr., Altoona, WI 54720  
715-225-4200

[admin@riverbendpm.com](mailto:admin@riverbendpm.com)

[www.riverbendpm.com](http://www.riverbendpm.com)

Various size units/properties.

**Riverbend Rentals & Property Management Cont.**

Application fee: Yes

**River Valley Property Management, LLC**

2822 London Rd, Eau Claire, WI 54701  
715-833-8888

[rivalleyproperty@hotmail.com](mailto:rivalleyproperty@hotmail.com)

[www.rvpm.com](http://www.rvpm.com)

Various size units/properties.

Application fee: \$25 per adult

Automatic denial: criminal record within the past 10 years of violent crimes, manufacture or distribution of a controlled substance.

**Rooney Property Management**

13167 Cty. Hwy, OO  
Chippewa Falls, WI 54729  
715-830-7832

[info@rooneypropertieswi.com](mailto:info@rooneypropertieswi.com)

<https://rooneypm.com>

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★ **Lesniewski LLC**

2809 E Hamilton Ave, Box 112,

Eau Claire, WI 54701

715-832-0133

[lesniewskillc@gmail.com](mailto:lesniewskillc@gmail.com)

[www.Lesniewskillc.com](http://www.Lesniewskillc.com)

Efficiencies up to 4-bedroom units.

Application fee: Yes

Automatic denial: eviction within the last 5 years, see online rental agreement for additional information on automatic denials.

★ **YMB Rentals**

1316 Fairfax St #101, Eau Claire, WI 54701

715-833-2222

[ymbrent@icloud.com](mailto:ymbrent@icloud.com)

[www.8332222.com](http://www.8332222.com)

Efficiencies up to 3-bedroom apartments, duplexes, and houses.

Application fee: Yes

Automatic denial: Eviction or court action with a current or past landlord, sexual related offenses, certain or extensive criminal backgrounds, negative rental references.

