

TENANT SCREENING

LEASE INTEGRATION

Rental Application Fraud Jumps As High As 50% In Some Cities

By John Triplet—October 21, 2025



Renters are conning their way into luxury apartments as landlords are seeing a jump in rental application fraud, according to a story in the [Wall Street Journal](#).

The Journal reports that Atlanta is at the center of the national surge in rental application fraud.

Greystar, one of the country's largest landlords, says fraudulent applications are a real problem.

Toni Eubanks, Greystar's managing director of property management, said in an interview recently with Bisnow that in some markets 50% of their applications are fraud.

"What we're faced with as an industry is fraud. We're finding it particularly prevalent in certain markets. In some of our markets, 50% of our applicants are fraudulent applicants. It's our responsibility to catch those, you know, so that we can avoid that kind of disruption at the community level, for the owner and team members. We're trying to stay very on top of that," [Eubanks told Bisnow](#).

The National Multifamily Housing Council says a survey it did showed owners reported a 40% increase in rental application and payment fraud.

The Wall Street Journal reported that Atlanta has a large number of high-end apartments for rent and that social media is spreading word about these listings.

"Influencers on Tik Tok say renters can boost their chances of getting approved by fudging financial information on their applications," the Journal reports. The newspaper also said there are promoted ads that sell **fake application packages and more**.

"It is becoming a bigger and bigger problem coast to coast," said Damon McCall, chief executive of [ApproveShield](#), a fraud-detection software company for property managers, to the Wall Street Journal.

Leasing fraud appears to be a fairly widespread issue. According to a [2024 study](#) by RealPage and Dimensional Research that looked at 400 property managers in the country's largest metros, 75% of them reported experiencing an increase in fraudulent applications.

[Read the full story in the Wall Street Journal here.](#)

What People are Saying About Orca

Thank you Lucy and Rebekah for your immediate help in acting on my email request to run my applications. I was in a somewhat remote area of Europe and could not access your Orca Information, Inc. website for submitting the many rental applications ready to be processed. Being able to communicate with you via email so quickly all these 25 plus years has made my work as a landlord much easier. Again, THANKS!

JN
Bellevue, WA

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ATS ON DEMAND
BAMBOO HR
BULLHORN
GREENHOUSE
HIREBRIDGE
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iCIMS PRIME
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WORKDAY

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AIMING AT RELIGIOUS AND ANTI-AMERICAN DISCRIMINATION AND CUT BACK PROTECTIONS FOR TRANS AND NONBINARY WORKERS!!!

The Equal Employment Opportunity Commission (EEOC) has filed only 16 lawsuits so far in 2025, far below the 36 filed at this time last year. Of the 16 lawsuits, six are sexual harassment, three are religious discrimination, three are disability discrimination, two pregnancy discrimination, and one each are age discrimination and national origin discrimination.

At the end of June, however, the EEOC filed a flurry of new cases that primarily focus on sexual harassment, disability discrimination, and failure to accommodate. Once Acting Chair Andrea Lucas gets a quorum with the expected addition of Brittany Bull Panuccio, she is expected to take aim at religious and anti-American discrimination and cut back protections for trans and nonbinary workers.

When the Supreme Court announced its recent decision in *Ames v. Ohio Department of Youth Services*, Lucas made it clear she will also be targeting employer diversity, equity, and inclusion (DEI) programs. In her statement applauding the decision, she said the EEOC under her leadership "is committed to dismantling identity politics that have plagued our employment civil rights laws, by dispelling the notion that only the 'right sort of' [employee] is protected by Title VII." The commission is also expected to revise its Pregnant Workers Fairness Act regulations and make revisions to its harassment guidance.

EEOC Will Begin Processing Some Transgender Cases

After dropping a number of transgender cases based on President Trump's Executive Order 14168 on two genders, EEOC employees were told on July 1 to continue processing charges that "fall squarely under" the Supreme Court's *Bostock v. Clayton County* decision. The agency had been effectively stalling transgender discrimination charges but will now process transgender charges that involve hiring, discharges, or promotions. The Trump administration has taken the position that *Bostock* does not interpret Title VII of the Civil Rights Act to extend protections for gender identity-based harassment or claims of biased conduct like misgendering or limiting workers' access to facilities that match their gender identity.

"Bad companies are destroyed by crisis, good companies survive them, great companies are improved by them."

– Andrew Grove, former CEO of Intel

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