



The Office of
Minnesota Attorney General Keith Ellison

helping people afford their lives and live with dignity, safety, and respect • www.ag.state.mn.us

May 12, 2026

[Landlord Name]

[Address 1]

[Address 2]

Re: POTENTIAL ILLICIT ACTIVITY BY TENANT
[Business name and address]

Dear [Landlord Name]:

The Minnesota Attorney General's Office ("AGO") has obtained information that your tenant, [business name and address], may be operating an illicit massage business in violation of Minnesota law. An illicit massage business is a massage establishment where the employees engage in prostitution—very often because they are forced to do so. This is called human trafficking.¹ We need the help of property owners like you to end human trafficking in the city of [NAME] and the State of Minnesota.

I have enclosed a list of "red flags" common to illicit massage businesses that will allow you to better assess whether [business name] may be operating a business in violation of state laws prohibiting prostitution and/or sex trafficking, including Minnesota Statutes sections 609.321 (Sex Trafficking); 609.322 (Solicitation, Inducement, and Promotion of Prostitution).

When reviewing the red flags, please note that the AGO has become aware that the phone number associated with [business name] appears more than once on a commercial sex website. [Business name] also appears on the website RUBMAPS.ch, a review board where sex buyers can share their experiences at illicit massage businesses. Due to their offensive and explicit content, I have not enclosed the reviews with this letter, but I can provide them to you upon request. Please be warned that they are not easy to read.

We hope you will take all of the appropriate actions to ensure that illegal activity is not occurring on your property. We would also like to direct your attention to a few relevant provisions of Minnesota law:

- Minnesota Statutes section 504B.171 provides that for residential leases, a tenant allowing prostitution or prostitution-related activity to occur on the premises voids the tenant's right to possession of the residential premises. To the extent your lease is a

¹ If you would like to learn more about the operation of illicit massage businesses and the ways in which they recruit and exploit vulnerable women, a comprehensive study of the subject can be found here: <https://perma.cc/EJ2N-V87L>.

commercial lease, you should review its terms to see if it contains a similar anti-crime covenant.

- Minnesota Statutes section 617.81 makes the operation of an illicit massage business a public nuisance. The Attorney General, county attorney, or city attorney may file suit against the property, the business, and/or the landowner to abate the public nuisance, which can include the closing of the building (or a portion of it) for one year. *See* Minn. Stat. §§ 617.82; 617.83.²
- Minnesota Statutes section 609.322, subd. 1a makes it a crime for a person to intentionally promote the prostitution of an individual; or receive profit, knowing or having reason to know that it is derived from the prostitution, or the promotion of prostitution of an individual.

The AGO is asking that you do your part to ensure that commercial sex acts are not occurring on your property and to send the message that this illicit activity is not tolerated in your community. Please contact me at my below-listed email to acknowledge your receipt of this letter. I ask that you provide the AGO with your response to this letter on or before [10 business days from date sent].

Thank you for your attention to this matter and your cooperation.

Sincerely,

JASON PLEGGENKUHLE
Division Manager
Assistant Attorney General
jason.pleggenkuhle@ag.state.mn.us

cc: [NAME] Police Department
BCA Human Trafficking Taskforce

#6289717-v1

² For avoidance of doubt, this letter does *not* constitute the notice contemplated by section 617.81, but the AGO reserves all rights to provide such notice in the future.