

***7* Valuable Tips on How to Deal with a Non-Paying Tenant**

The affect that a non-paying tenant can have on an investment property owner can range from frustration to financial trouble. Below are 7 valuable tips to know what to do when a tenant goes bad.

- 1) **Land Lord Laws** – Know tenant’s rights - especially when getting ready to draw your line in the sand. Judges are more apt to side with a landlord when the landlord respects the renters rights and follow local ordinances.
- 2) **Legally “Bribe” the Tenant** - That’s right, even if they owe you rent, tell them if they are out in 3 days and the apartment is in broom clean condition you will pay them. How much will depend on you and them. ½ months rent? Full security? Getting them out ASAP is priority #1 because the apartment needs to cash flow as soon as possible. Eviction costs hundred’s of dollars and the time it takes to evict, is rent lost.
- 3) **Eviction** – This is the second quickest way to clear out a bad tenant. Find an aggressive attorney who specializes in evictions. They ARE there and worth the expense. Perhaps you are resourceful and clever and want to do the eviction yourself. Best to ready your eviction system, get it up and running before you need it.
- 4) **Sell the Property** - If you’ve had enough, then sell it. Take a loss if you have to and move in another direction. Owning rental property is not for everyone.
- 5) **Create Your Own Complete Rental System** – Begin by getting a good lease and pet addendum, understand how to screen tenants, methods to collect rent and security deposits, enforcing tenant responsibilities and steps to legally remove a tenant.
- 6) **Read Books** – Information is cheap, but learning from an *avoidable* real life experience can be expensive. Use the experience of those who’ve went before us. Grab a “How to be a landlord” type book on Amazon.com or watch instructional videos on YouTube.
- 7) **Communication** – Can you still have a civil discussion with the tenant? Sometimes things can get back on track by talking it out.

Bonus Q&A:

Will the eviction judge order my former deadbeat tenants to pay me my back rent?

No: You will have to sue and win in order to collect through a judgment, such as wage garnishing.

How long does an eviction take? Due to the new landlord laws of July 2019 it can take as long as 47-75 days.

How much will it cost? Learning how to do an eviction yourself will be the least expensive way, paying only for court costs. Working through an attorney could be as low as \$250 and as much as \$500.

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