

## **Resolutions to Three Certain Tenant Issues** **by James Kobzeff**

Real estate investors quickly discover that real estate investing is as much a people business as it is financial.

In this article, we're going to consider three issues surrounding tenants that real estate investors must commonly address and hopefully offer a suggestion you can use to resolve the issue with your own rental income property.

### **Pets or No Pets**

It doesn't matter how many units you own – one rental income property, a large apartment building or you simply rent out a bedroom in your motor home. If you own a dwelling you rent out to tenants, chances are that you already adopted some policy about whether or not you will rent to tenants with pets. It's just not possible for any landlord with residential units to avoid that question.

So what's best for you? Should you allow tenants with pets into your property? There are certainly justifiable reasons why some landlords adamantly won't, but it might help to consider some reasons why it might not be a bad idea.

1. You will get a pool of grateful tenants to choose from
2. Pet owners generally stay put longer than non-pet owners do because it is difficult for them to find a landlord willing to accept pets
3. It increases the pool of tenants you can rent to, so it helps during periods of high vacancy
4. Most pet owners are willing to put down a large security deposit that will subsequently offset pet damages
5. You might be able to command a slightly higher rent when you allow pets

You want to have some controls in place, naturally. But you might discover that pets are not as bad as you think, and might even be better than you think.

### **Disputes Between Tenants**

Unfortunately, it does happen. Tenants in the building sometimes have disputes with other tenants that require owner intervention to prevent things from becoming ugly.

But how much can a rental property owner do to resolve disputes between the people who occupy a rental income property? The truth is that most state laws restrict the amount of control and power a property owner actually has at an income-producing property. Even if you wanted to do something about the complaint, your hands are virtually tied.

If a tenant in the apartment building is annoying other tenants with loud music, for example, the most you can do is to speak with the tenant or perhaps send a letter. You

certainly cannot want into the unit and turn the volume down and confiscate the radio. That might get you arrested.

Eviction of the tenant is a possibility. But if the tenant pays the rent on time, though you may not want the other tenants to be annoyed by the rudeness of one tenant, you also do not want to lose an otherwise good tenant or create a bad situation with an eviction.

The best advice for the real estate investor is to explain to the complaining tenant that you will speak with the tenant in question. If that doesn't clear up the matter, the complaining tenant should contact the police and report and report the problem tenant to authorities.

### **Unregistered and Junk Cars**

This issue goes beyond just your cluttered parking lot. In addition to fire and safety codes, many states and localities have laws and ordinances that require income property owners to remove junk cars. In fact, many state and local laws forbid the existence of junk and unregistered cars at rental income properties. In this case, owners will be held accountable for this and can be punished by fines and imprisonment if the situation is not remedied.

Regardless, smart real estate investors should not permit junk and unregistered cars to remain at a property for any reason. It looks bad and sends the wrong message to prospective tenants. Moreover, it's contagious. When one shows up, it usually isn't long before more will.

First, contact your state and local authorities regarding the removal of such automobiles and be sure it is done properly so that you are not held liable for tampering with someone's personal property. If given the green light, there are towing services available to help remove automobiles either abandoned or not moved by the owner.

No one likes a scrooge. Remember, though, the investment property represents your future wealth, and your future wealth means college tuition, travel and retirement. If you're going to make money in real estate investing, you mustn't let the shortcomings of a few tenants who collect junk ruin it for you.

*James Kobzeff is the developer of ProAPOD – superior real estate investment software since 2000. Discover how you can create cash flow, rate of return and profitability analysis presentations in minutes! Go to <http://www.proapod.com>. Article source: [http://ezinearticles.com/?expert=James\\_Kobzeff](http://ezinearticles.com/?expert=James_Kobzeff). Reprinted with permission of the Wisconsin Apartment Association News.*