

Some tips on establishing a good relationship with your tenants.

Landlords, PLEASE educate your tenants about everything you can think of regarding the rental property, the terms of the lease agreement, and grounds for eviction right before they move in.

Merely going over the lease terms might not be good enough, so make a separate document with a simple checklist of Do's and Don'ts.

- Outline regular maintenance and cleaning duties.
- Show the tenant how to use gas, electrical, and plumbing fixtures properly.
- Go over little things like who replaces light bulbs, broken screens or windows, and batteries in smoke detectors.
- Tell the tenant the rules about making changes to the property, painting rooms, or doing anything that alters the existing condition and appearance of the property.
- Reiterate the fact that the tenant can't use the property for anything other than its intended purpose as a home.
- Make sure the tenant understands that only those named on the lease are allowed to be occupants in the home. The tenant must ask for an addendum to the lease if he wants to add another tenant or have a long-term guest.
- The tenant needs to let the landlord know when something is wrong as soon as possible to minimize building damage, risk of physical harm to the tenant or anyone else.
- Tell the tenant HOW to inform you right away if there are maintenance issues or needed repairs to the property. (Source: ATS)