

# Problem Tenants Create Headaches for Landlords

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Depending on the issues there are various ways to deal with problem tenants. Read this article to get some ideas.  
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Though you may feel sure that you won't ever experience a problem tenant, not even full background and reference checks can omit every bad risk. Problem tenants may not be customary, but they are out there seeking leased homes. The longer you continue managing rental property, the more certain it becomes that you will one day have to deal with a problem tenant.

Landlords have options when lessees break the rental agreement

The offenses of problem tenants range all the way from noisy parties to drug dealing. How a landlord manages problem tenants will depend completely on how often a tenant produces problems and how deplorably they behave. A tenant who plays loud music or leaves garbage outside the unit should be dealt with less stringently than someone who is running a criminal operation such as drug dealing or prostitution from their rental home. Renters who commit minor offenses may respond to a notice and control their offensive behavior, which would save you time and money. Nevertheless, be sure that you keep detailed records of the complaints against tenants and any notices you send. If the rental agreement violations continue or escalate, such records will strengthen your case for eviction once it goes to court.

Landlords have other options for addressing tenants who cause minor problems without undergoing the eviction process. If notices have been ineffective and the tenant continues to break the rental agreement, you can attempt negotiation on your own or with a mediator. If you're tired of dealing with that tenant and you want them to move out of your rental home without having to evict them, it's conceivable that negotiating terms or arbitration can save you the hassle of an eviction by convincing them to leave.

On the other hand, serious problems can't be dealt with through notices or arbitration. Notify the police if you suspect that a tenant carries out illegal activities. You will still be required to evict those lessees, even if they're convicted of a crime, since the police can't force them to leave the property.

Landlords must deal with rental property abandonment very carefully

Overgrown lawns, accumulated newspapers, empty driveways and other signs may alert you to the probability that your tenants have abandoned the rental home. However, landlords must have credible proof of abandonment before getting rid of a tenant's belongings. It's feasible that the tenant is taking an extended vacation, but if the rent has not been paid and the tenant has not been home for weeks, your suspicions are most likely warranted. Ask the neighbors, inspect indications inside the unit and call the nearby post office for corroboration of abandonment. Even when you're convinced the tenant has abandoned the property, you must follow local laws that spell out the length of time landlords have to hold onto abandoned belongings and how they must attempt to notify the tenants before getting rid of the tenants' belongings.

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About the Author:

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