

7 KEYS TO DEALING WITH TENANT PROBLEMS

1

Know your rights and responsibilities as a landlord

As a landlord you have rights and responsibilities to the tenant of your property. At the same time, your tenant has rights and responsibilities to you, the landlord. Get up close and personal with the relevant legislation for the State or Territory your property is located in.

Make sure the tenancy agreement gives you a sharp legal edge

Straight up, make sure the tenancy terms and conditions are rock solid and crystal clear, to minimise your risk. A good managing agent will have a template in place that works effectively. A good tenancy agreement is super transparent so that if a tenant breaches it, issuing a breach notice fast is a no brainer. Quite simply, your tenancy agreement is an insurance to protect your asset and your income.

2

Take out landlord insurance

Landlord insurance will protect you against the tenant doing the wrong thing outside of the tenancy agreement: Never skimp on landlord insurance.

3

Book in regular property inspections

Your right to schedule in planned and regular property inspections is your opportunity to get on top of any tenancy or property maintenance issues early.

4

Build positive relationships with your tenant

As with any good relationship, you need to invest some time and effort if you're after a long term gig. Good tenants that love living in your property will keep your rental income prospects healthy.

5

Whip out breach notices fast

In the event that there is a tenancy agreement breach by the tenant, letting them know immediately will give them time to resolve the issue. In the event of an oversight on their part your tenant will welcome the prompt notice and will be motivated to sort it out.

6

Be prepared to trigger the eviction process

If the timeframe passes following issue of a tenancy breach notice and your tenant hasn't corrected the breach, it is time to commence the eviction process.

7

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Phone 02 9222 9444

www.capitalproperties.com.au

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