

Six (6) Things YOU SHOULD NEVER DO AS A TENANT



These mistakes will cost you and give your landlord the upper hand.

ANGELIK EDMONDS

**AS A TENANT, YOU HAVE
CERTAIN RIGHTS.**

**BUT ONLY IF YOU DO THE
RIGHT THINGS TO PROTECT
THOSE RIGHTS.**

**Simple mistakes can give the landlord the
upper hand.**

And leave you out-of-pocket.

It's quite easy to make these six (6) mistakes. And in doing so, leave yourself open to suits, losses, and being the 'bad guy' in the eyes of the law for your tenant arrangement.

So, in the rush of getting that fancy new place, slow down, think it through, and make sure you are protecting yourself.

Let's avoid these 6 common mistakes.



HI, I'M ANGELIK

CEO of Edmonds Law Office and Lead Attorney

We work with tenants just like you to safeguard their rights and protect them from unscrupulous landlords.

Simple things as renewing your contract, moving out, or even how you communicate with your landlord can give them the upper hand.

I know this first hand having worked with hundreds of tenants (and landlords) embroiled in legal wranglings with their landlords.

I hope that's not you. And these six (6) mistakes to avoid can help you keep the landlord/tenant relationship a safe one for you and yours.

The 6 mistakes to avoid as a tenant

01 RENEWING YOUR LEASE WITHOUT CONSULTING WITH AN ATTORNEY

Did you know that renewing your lease can affect your ability to seek damages from your landlord?

You also may be **inadvertently waiving your claim** based on a limited statute of limitations. Sometimes, lease agreements will limit the amount of time you have to bring a claim.

A lawyer can review and bring any potentially problematic clauses to your attention **before** you sign on that dotted line.

02 CHOOSING TO FOREGO A MOVE-IN INSPECTION

A move-in inspection holds all parties accountable.

If you fail to complete this step, you may be on the hook for damages that existed at the time of move-in, without any evidence to prove it. This could mean losing your security deposit and more.





COMMUNICATING TO THE LANDLORD ONLY IN-PERSON AND ON THE PHONE

03

While oral contracts can be enforced, they are a lot more difficult to prove. This is why we encourage our clients to always put everything in writing - no matter how minor you think it is.

Written evidence is important to prove your version of the story. Otherwise, it's your word verses the other party.

In writing - or it never happened.

MOVING OUT OF YOUR APARTMENT INSTEAD OF RESPONDING TO AN EVICTION NOTICE.

04

If you have a written lease that hasn't expired, then you shouldn't just move out as the notice dictates.

Here's what you should do instead.

File an answer within 7 days of being served. But first, contact your attorney to determine if you may be entitled to financial damages like personal property damages or diminished rental value.

05 FORGETTING TO TAKE PHOTOS OF YOUR NEW HOME AT MOVE-IN

Yes, you've done your move-in inspection, and agreed on what's being handed over in your new rental.

But memories are short. Move-in inspection forms get damaged or misplaced. Your only other proof is visual. To cement proof - take photos.

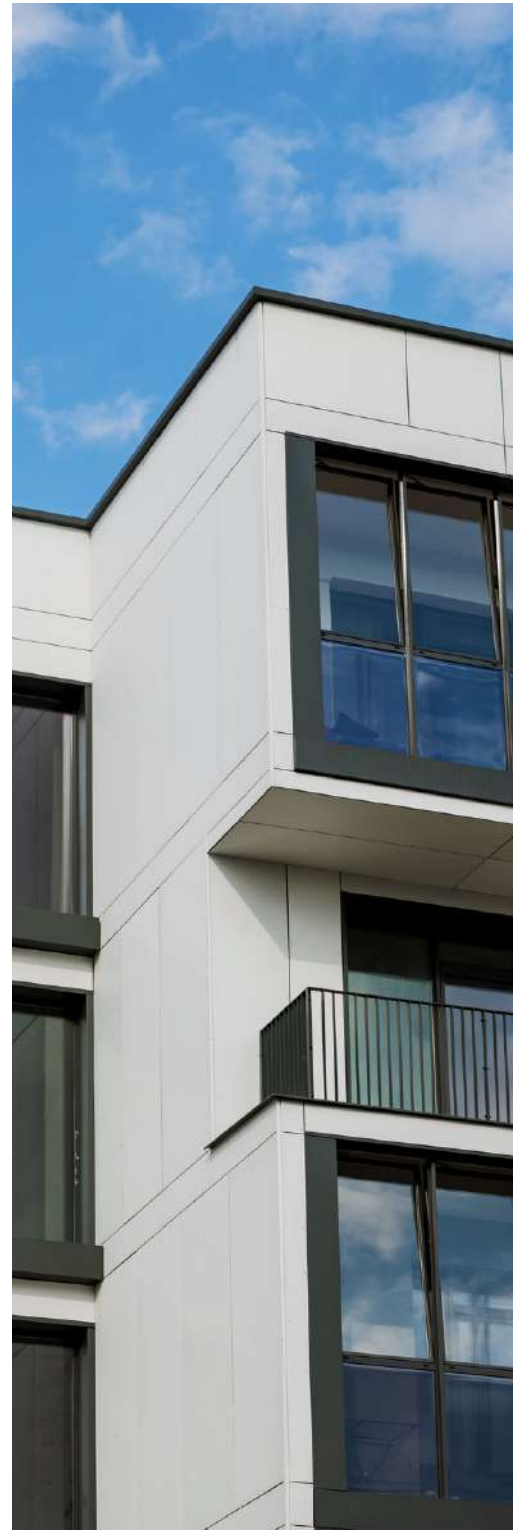
Photos are helpful to prove personal property damages in the event of a dispute.

06 LACK OF BACK-UP OR CLOUD STORAGE OPTIONS

But what do you do if something happens to your phone and the proof you documented a year ago?

That's a simple fix. Change your phone settings to automatically back up media. Or, manually back them up yourself.

This ensures you have dated proof to support a claim for damages.



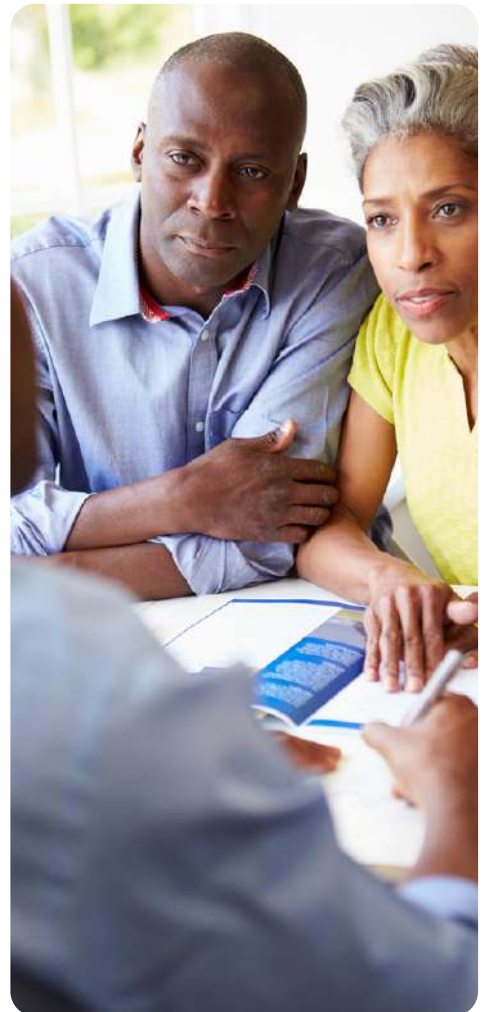
That's your 6 mistakes to avoid as a tenant. What's next?

“Your landlord has an attorney.
You should too.

Otherwise, you're setting yourself up to lose.

Having an experienced landlord/tenant attorney helps you eliminate potential issues before you sign or address issues with your landlord within the confines of the laws of Georgia and your lease agreement.

They can help you determine if you've been discriminated against, whether your landlord's actions were illegal, or if you have a credible case.



GET YOUR TENANCY IN
ORDER.



LET'S TALK TENANCY AGREEMENT

Book a 60-minute contract review consultation with Angelik and her team.
We can:

- Take a deep dive into the issues you're facing
- Review all the documentation you have on hand – not just listen to what you say, but look at the facts
- Let you know whether you have a case that warrants the engagement of a tenant defense attorney
- Enable you to walk away with a strategy to get the results you want

BOOK A CONSULTATION

www.aedmondslaw.com



ABOUT EDMONDS LAW OFFICE

We're a Georgia law firm specializing in landlord/tenant disputes.

Having worked with hundreds of tenants on their cases, we understand what you go through when faced with illegal evictions, discrimination, unfounded suits, and more.

Our clients know they don't need to tackle any of that on their own. As, just knowing that a tenant has legal representation is enough to compel some landlords to act reasonably.

When that's not the case, we are here to aggressively defend your rights.

Our Services:

✓ Evictions

Get the right arguments to support your case in the event of an unlawful eviction or eviction court proceedings. Tenants with attorneys are far less likely to be evicted than those who don't have one.

✓ Tenant Leases

Find out if your lease contradicts state laws, how to get your landlord to complete repairs, and how to terminate a lease without penalty.

✓ Landlord-Tenant Disputes

Many tenants lose in the battle against their landlords. This doesn't have to be you. Work with a landlord-tenant attorney who can resolve your conflicts – inside and out the courtroom.



PROTECT YOUR TENANT'S RIGHTS

If you're facing a tenancy issue or just want to make sure your lease contract does not put you in an unfortunate position, let's talk. We take a comprehensive approach to our initial consultations and work with you to build a strategy to handle your tenancy dispute.

BOOK A CONSULTATION



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