

Four (4) Things YOU SHOULD NEVER DO AS A LANDLORD



Renting your property and making
these mistakes will cost you

ANGELIK EDMONDS

Legal services and landlord representation can resolve landlord/tenant conflicts and protect your investment

But only if you've been doing certain things (or avoiding these mistakes) in the first place.

Knowing what to do when you're renting prevents issues.

Unfortunately, it's quite easy to make these four (4) mistakes. In doing so, you leave yourself open to suits, losses, and being the 'bad guy' in the eyes of the law for your lease arrangement.

So, in the rush to rent, slow down, think it through, and make sure you are protecting yourself.

Let's avoid these 4 mistakes.



HI, I'M ANGELIK

CEO of Edmonds Law Office and Lead Attorney

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

Simple things as who you rent to, handling repairs, and trying to evict a tenant can lead to disputes and court cases.

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

I hope that's not you. And these four (4) mistakes to avoid can help you keep the landlord/tenant relationship as risk-free as possible.

The 4 mistakes to avoid as a landlord

01 RENTING TO A FRIEND OR FAMILY MEMBER WITHOUT A FORMAL, WRITTEN LEASE AGREEMENT

Frequently, we find some of our clients want to help a friend. So, they rent a room, an apartment, or house to them - with no written agreement between them.

But then the rooming relationship goes sour. The friend becomes a difficult tenant.

Then, our clients have to go through the formal legal process to get the unwanted guest out of the home. That could be you.

02 REQUIRING THE TENANT TO MAKE REPAIRS

Georgia law requires that landlords keep the premises in good repair.

Landlords are allowed to require tenants to upkeep yard maintenance and change filters. But, as a landlord, you are not allowed to make a tenant repair major systems like plumbing, HVAC, and electrical issues. Do that, and your tenant has the right to take you to court for redress.





PRAYING THAT YOUR PROPERTY MANAGER IS DOING THE RIGHT THING

03

You cannot operate a rental property(s) on hopes and a prayer.

If your property manager is not making proper repairs to your property, **you** will be held legally responsible for any breach of contract and tort claims.

Be sure to have a detailed property manager agreement that provides some level of protection for you. (You can ask your attorney to prepare one for you.)

NOT FOLLOWING THE PROPER PROCEDURES FOR EVICTIONS

04

Yes, it is annoying when a tenant has stopped paying their rent. But calling to demand payment or turning up at their door will not solve the problem.

If your tenant stopped paying rent or breached the lease agreement, be sure to make a **proper demand and file a dispossessory action.**

If you use self-help measures, you could be liable for tort damages and punitive damages.

A lawyer can assist you with the filing. Just make sure you have an airtight lease agreement in the first place.

That's your 4 mistakes to avoid as a landlord. What's next?

Ensuring your paperwork and systems are in good order.

Having an experienced landlord/tenant attorney prepare all your legal documentation helps you eliminate potential issues before your tenants or property manager signs.

And if you're facing issues with a difficult tenant or a non-performing property manager, your lawyer can help you take the necessary steps to recover your property and protect your interest.



GET YOUR TENANCY IN
ORDER.



LET'S TALK AGREEMENTS

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 landlord 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 landlords, we understand what you go through when faced with difficult tenants, unfounded suits, and more.

Our clients know they don't need to tackle any of that on their own. Edmonds Law Office helps our landlords manage their property while minimizing negative repercussions, including handling tenant evictions and getting rent money.

Our Services:

✓ Evictions

Have a tenant who breached your rental arrangement? We work with landlords to facilitate evictions within the confines of the law to protect their properties from difficult tenants.

✓ Contracts

Enjoy the peace of mind that comes from having your assets well-protected. Get rental contracts and leases without loopholes that will not contravene Georgia and Federal laws.

✓ Tenant-Landlord Disputes

Resolve disputes before they get to the courtroom. And if they do get there, have representation that'll increase your odds of a favorable outcome.



PROTECT YOUR RIGHTS AS A LANDLORD

The longer you wait to act, the more money, time,
and property you lose.
How much more are you willing to lose before you
take action?

[BOOK A CONSULTATION](#)

[Let's assess your contracts or tenant dispute](#)



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