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The weekly newsletter that ups your landlord game.

May 12, 2023

COMMUNITY QUESTION

Many people get into landlording for passive income, but what about when the rent stops coming or your tenant is consistently late?

Some landlords will work with their tenants to establish a payment plan, modify the lease agreement to change the rent due date, or even allow an early termination of the lease so the tenant can find more affordable housing.

Have you ever made payment arrangements or offered alternate solutions for tenants having difficulty paying on time?

Share Your Story

IN THIS WEEK'S NEWSLETTER

Grab your fainting couches, landlords, because we need to talk about the "B" word... *bankruptcy*.

In this week's edition of TheKey, we'll share what to do when your tenant declares bankruptcy, shocking signs of electrical damage in your rental, and the latest from the self-storage property industry.

FEATURED ARTICLE

[**Your Tenant Declared Bankruptcy.**](#)

Now What?

According to the United States Courts, **387,721 bankruptcy cases were filed last year**. Do you know what you'd do if your tenant filed for bankruptcy tomorrow?

In this blog, we help you understand how to handle this complex situation. After reading, you'll know:

- The difference between unsecured claims and administrative claims (as they relate to what your tenant owes you)
- If you can evict a tenant after they declare bankruptcy
- What to do if your tenant declares bankruptcy *during* the eviction process
- How to bankruptcy-proof your rental property management

[Learn More](#)

WILL WE SEE YOU THIS MONTH?

TurboTenant's May Events

We have more events than ever planned for you this month, from a webinar with a legal professional about leases to a discussion of the Biden administration's Renters Bill of Rights proposal.

[Save My Spot](#)

COMMUNITY CONVERSATIONS

Last week's question: What's your funny rental story?

"A tenant who loved to feed and attract birds became a nuisance to their neighbors. The adjacent neighbors were annoyed by all the noise and commotion the busy feeder attracted.

The neighbors below the balcony complained about the mess. The solution was to ban feeders from balconies and place them in a more

solution was to ban feeders from balconies and place them in a more common location.” -Cara C.

LANDLORD LEARNING CENTER

[What is a Self-Help Eviction, and Is It Legal?](#)


Ensure lasting compliance and avoid costly consequences by learning more about self-help evictions.

[How Much Does It Cost to Evict Someone?](#)

Speaking of costly consequences, evictions drain more than just your energy. Let’s talk about what your wallet might look like once the dust settles.

RENTAL INDUSTRY ROUNDUP

 [9 alarming signs of an electrical problem](#) in your rental property

 [The affordability crunch](#): navigating volatile mortgage rates in a changing housing market

 [Self-storage property sales in U.S. hit \\$10 billion](#) in 2022, down 19% annually

This week's newsletter was crafted with care by
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