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The weekly newsletter that ups your landlord game.

May 5, 2023

## COMMUNITY CONVERSATION

Recently, a landlord told us about an unusual (and slightly musical) situation set in their multifamily community. Several tenants installed wind chimes, so a surprise symphony sounded once the wind picked up.

Concerned about non-chiming tenants, the landlord asked in a letter if anyone had heard and was bothered by the noise. One tenant replied in favor of the wind chimes, saying, "Let's not be fun suckers."

The landlord decided to allow wind chimes and advised tenants "to just hang them when they could enjoy them [if they became a problem for the neighbors], like when they're outside...Or rubber band them [in] the evening if it's extra windy."

*Tell us about an unusual or slightly amusing situation that happened at your rental, and how you handled it!*

## What's Your Funny Rental Story?

### IN THIS WEEK'S NEWSLETTER

Forget May flowers - this month is bringing the **heat**, which might make you curious about air conditioning laws for rental units.

Let's fan the flames of knowledge by discussing cooling systems and commonly overlooked economic facts in this week's edition of TheKey.

## FEATURED ARTICLE

# AC FAQs: Do Landlords Have to Provide Air Conditioning?

The implied warranty of habitability addresses how warm a landlord must keep their rental property - but what does it say about keeping cool?

*In this blog, we tackle the most commonly asked questions about AC in rentals, including:*

- Do you have to have an air conditioner in every unit?
- When could you find yourself on the hook for AC - even if it wasn't spelled out in your lease?
- Can you make more money per month by offering a cooling system?

Stay Cool

## LAST CALL

### TurboTenant Lease Demo and Chat

Today

10-10:30 am MT

Meet TurboTenant's Product Manager (and fellow landlord) Raj **today** from 10-10:30 am MT for a free demo showing how simple the lease creation and management process can be.

Save My Spot

*Can't make this event?*

*Don't worry - we have plenty of others this month, including [All About Leases: From Creation to Amendment](#) and [our Renters Rights Bill](#)*

## [discussion.](#)

### COMMUNITY CONVERSATIONS

Last week, we asked about your pet policies.

Of the landlords who responded:

- **47.05% have a No Pets policy** at their rental(s)
- **29.41%** allow **dogs only**
- **14.76%** accept **cats only**
- **8.78%** permit **cats & dogs**

Landlords reported charging anywhere **from \$20-\$100 for monthly pet rent**. While some utilize pet fees over deposits, one landlord charges **\$2,000 for a pet deposit!**

### LANDLORD LEARNING CENTER

#### [How to Make a Room Cooler Without Air Conditioning](#)

Whether you're in-between AC units or still deciding your next move, sharing this article with your tenants can help them enjoy the summer (without a high energy bill).

#### [Save the World With These 5 Apartment Energy Saving Tips](#)

Speaking of sky-high energy bills, use the tips in this article to double-down on doing right by the planet (without overheating your tenants).

### RENTAL INDUSTRY ROUNDUP

 [10 economic facts](#) you probably aren't thinking about (but should)

 [How much apartment space does \\$1,500 get you](#) in 200 U.S. cities?

 [Lack of listings inventory](#) keeps U.S. home prices propped up

This week's newsletter was crafted with care by  
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