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The weekly newsletter that ups your landlord game.

September 15, 2023

COMMUNITY QUESTION

We know tenants sometimes want to move out early, which can be a huge headache if you aren't prepared. Do you have an early termination or "happy clause" in your lease agreement? *If so, what does it say?*

Let Us Know

IN THIS WEEK'S NEWSLETTER

No one likes being ghosted - but when your tenant vanishes, a lot more than your feelings could get hurt, including your bottom line.

In this week's edition of TheKey, we teach you how to deal with tenant abandonment, where to donate abandoned property, and what the rental market tells us about what to expect from the rest of 2023.

Get Premium

FEATURED ARTICLE

[How to Handle Tenant Abandonment](#)

Over 40% of Americans plan to move this year - making the otherwise rare issue of tenant abandonment *all the more likely*.

That's why it's critical for you to learn:

- The legal definition of tenant abandonment
- Four steps you can take to collect evidence
- What to do once you know your tenant has disappeared

[Learn More](#)

FEATURED EVENT



We're hosting another special happy hour event in Fort Collins! Plus, we're collaborating with Badass Real Estate Investors to bring more investor knowledge and community. Interested in sharing free beer with your peers?

[RSVP to Join Us](#)

LANDLORD LEARNING CENTER

[10 Charities That Offer Furniture Donation Pick Up for Free](#)

Once the proper amount of time has passed, abandoned property can be donated to organizations like these.

Section 8 + HCV Programs in 2023

One benefit of joining your local Section 8 program is steady rent payments and an eager pool of tenants - but there are other aspects to take into consideration, too.

Master the Landlord-Tenant Relationship in 5 Steps

Like in life, there are few guarantees when landlording - but having a good relationship with your tenant makes it less likely they'll abandon your property.

COMMUNITY CONVERSATIONS

Last week's question:

When was the last time you raised rent, and how much did it go up?

"I raise rent by 3%-5% when I'm renewing a tenant's lease. The percentage depends on how low the original rent was compared to the current market. I may also raise the rent when a new tenant leases if the last rent was below market rates." - Alonzo M.

Keep the conversation going by joining TurboTenant's landlord-only Facebook group, Better Landlords.

Come Say Hi!

RENTAL INDUSTRY ROUNDUP

 **[Rental market: August rent slows, annual fall decline is early](#)**

 **[Is the economy headed toward a soft landing?](#)**

 **[Two background check providers to pay \\$5.8 million over inaccurate reports](#)**

This week's newsletter was crafted with care by
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