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The weekly newsletter that ups your landlord game.

November 17, 2023

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## COMMUNITY QUESTION

One of your peers wrote in to get feedback:

"I've had a retired tenant (whom I adore) for 10 years. I've increased her rent moderately in the past, and she's now more than \$600 below market. HOA dues keep increasing.

I don't need the money and fear that increases will severely strain her or possibly force her to move in with her children.

**What would you do?**

Share Your Perspective

## IN THIS WEEK'S NEWSLETTER

Has Jack Frost started nipping at your rentals?

In this week's edition of TheKey, learn quick but effective ways to protect your rental from winter's wrath. Plus, we determine whether or not the housing market is finally turning a corner.

## FEATURED VIDEO

[Winterize Your Rental](#)

The Old Farmer's Almanac released its 2023-2024 winter weather conditions - and things are looking *chilly*.

Can your rental withstand the cold?

Watch this video to learn proactive seasonal maintenance tasks every landlord should know in under two minutes.



## LANDLORD LEARNING CENTER

### [15 Winter Indoor Plants for a Happy Home](#)

Don't feel trapped by the winter blues. Pick up some leafy greens instead.

### [How to Handle Rental Property Maintenance Requests](#)

Maintenance can feel like a huge burden - unless you have a reliable system in place.

## COMMUNITY CONVERSATIONS

**Last week's question:** Have you ever broken a lease with a tenant?

"I've broken leases on several occasions. Once, a student had a traumatic event happen over the summer and was unable to stay for

the upcoming semester. Being a parent myself, I could fully understand this student's need to get out of the lease.

Another time, I had a professional come for a short-term rental and she was uncomfortable living in the city. She said she didn't feel safe.

Bottom line, I didn't want a tenant living in my apartment that didn't want to be there." -Carol K.

*Keep the conversation going in our Facebook group, Better Landlords.*

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## RENTAL INDUSTRY ROUNDUP

★ [Is the housing market finally turning a corner?](#)

👤 [High costs continue to challenge buyers and renters](#)

💰 [U.S. mortgage rates tick down as treasury yields decline](#)

This week's newsletter was crafted with care by  
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