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The weekly newsletter that ups your landlord game.

January 12, 2024

[Upgrade Your Rental Process with Premium](#)

## COMMUNITY QUESTION

We say it all the time - your lease agreement is *the* most critical document in your landlord toolkit.

So tell us: **do you add any unconventional terms to your rental agreement?**

Fill Us In

## IN THIS WEEK'S NEWSLETTER

Adverse possession, also known as squatters' rights, plagues every property owner.

In this week's edition of TheKey, we outline how trespassers could gain ownership over your rentals along with one man's "outsquat the squatters" strategy (and the outcome).

## FEATURED ARTICLE

### [Adverse Possession Laws \(and How One Handyman Fought Back\)](#)

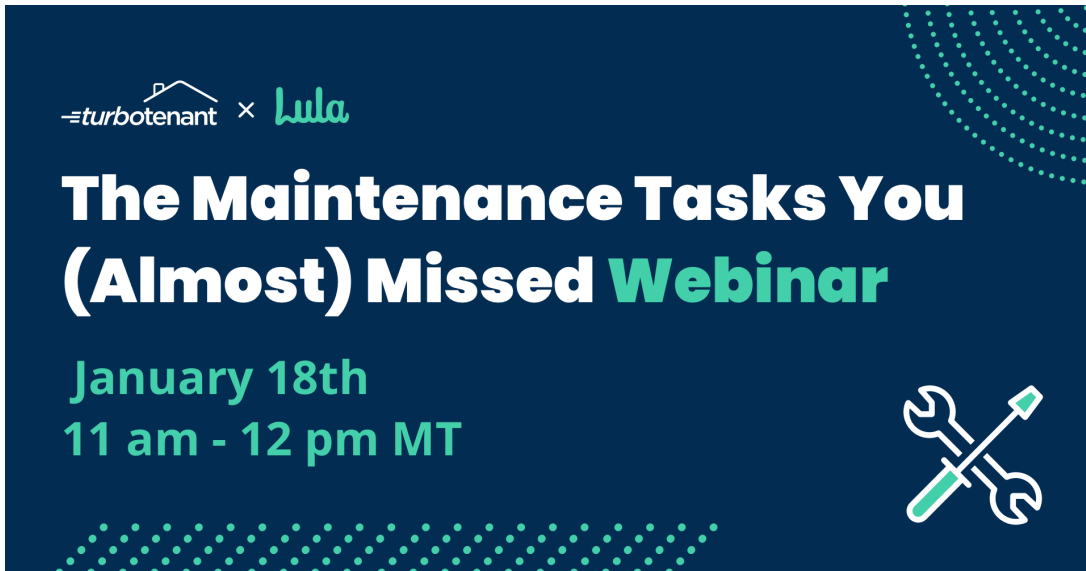
After meeting specific criteria, squatters can claim ownership over a property or piece of land.

Prepare yourself by learning more in this week's article, which covers:

- The broad requirements trespassers must meet to steal property right out from under you
- The madness (and methodology) one man used to fight back
- What he recommends others do to avoid this problem long term

[Learn More](#)


### UPCOMING EVENT



**turbotenant** × **Lula**

## The Maintenance Tasks You (Almost) Missed Webinar

January 18th  
11 am - 12 pm MT



Better protect your rental by completing these often-overlooked maintenance tasks.

We'll be joined by a maintenance expert from Lula who will teach you how to extend the life of your investment property *without breaking a sweat*.

[Save My Seat](#)

### LANDLORD LEARNING CENTER

#### [Squatters' Rights: What You Need to Know](#)

In this video, the TurboTeam highlights the signs of squatting and offers preventative tips.

## [Holdover Tenants: What if My Renter Won't Leave?](#)

Often confused with a squatter, holdover tenants are a completely different challenge. Here's how to handle it.

### COMMUNITY CONVERSATIONS

Last week's question: **What are some beginning-of-the-year tasks you're going to knock out to set your business up for success?**

Michael C. shared a healthy list of New Year tasks, including:

- "Making sure rents (and security deposits) are right and following new state laws
- Staying under market rates determined by the property management community to ensure low turnover
- Reviewing insurance coverage to ensure the best protection at a fair price
- Putting plans in place to update and improve individual rental units when any turnover occurs during the year
- Reviewing long-term maintenance status and budget for higher capital requirements due to recent cost inflation
- Communicating in writing about any changes in service or potential problems surrounding rental tenants in the community"

*Learn more tips and tricks from your fellow landlords in our exclusive Facebook group.*

Join Today

### RENTAL INDUSTRY ROUNDUP

 [Inflation insights: a deep dive into metro trends](#)

 [Midwest crowned most popular region for renting](#)

 [Multifamily parking: too many people - too few spots](#)

This week's newsletter was crafted with care by  
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Editing by Jonathan Forisha.



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