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The weekly newsletter that ups your landlord game.

February 9, 2024

[Manage Your Rental For Free](#)

 **READ**

## [Rent Nightmare to Dream Team: Hire Like a Boss](#)

Being an independent landlord doesn't mean slogging through every task alone. This blog explains how to build your resource network easily so you can focus on what really matters.

Learn the secrets behind finding (and vetting):

- Handypeople
- Real estate attorneys
- CPAs
- Cleaning crews

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 **WATCH**

## [Make Lease Violation Notices Work for You](#)

When your tenant violates the lease, are you employing best practices to follow up? This quick video guides you through the lease violation notification process, explaining:

- How to notify your tenant without risking a court case
- The details you need to include in your formal notice

- The types of lease violation notices (and how to know which one to use)

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 **LISTEN**

## Tenant vs. Landlord: Who Pays for Solar Panels?

In the latest episode of the Adventures in Landlording podcast, we break down:

- If a tenant should pay a non-refundable deposit before seeing the lease - nine days before move in
- Who's responsible for solar panel charges if they're installed on a rental?
- The scary solution one landlord took to eliminate mold (and how it failed)

Tune In

 **DOWNLOAD**

## Rental Renovations and Prep

The best time to add rental-saving upgrades is before your tenant moves in.

Explore common renovations and upgrades that will make your renter feel at home (while protecting your property) in Chapter 4 of our **Getting Started** ebook series.

Download the Free Ebook


**THIS WEEK'S QUESTION**

What's the most concerning legislation you've heard or experienced regarding rental property management?

### Share Your Thoughts


#### COMMUNITY CONVERSATIONS

Last week's question: **What's your wildest rent collection story?**

  
I let a Tenant slide for a year or a bit more. Afterward, She moved out to another state. She found a job and paid back all past rent. FYI, I will never do that again. Notice goes out day after rent it due and then they must leave once court orders it. Don't leave your income to chance.

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2 

**Top Contributor**  
I had a young girl once complain that "she didn't know she had to pay rent EVERY month". Sadly, she really didn't 

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This week's newsletter was crafted with care by  
Ava Johns and Krista Reuther.  
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