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The weekly newsletter that ups your landlord game.

February 16, 2024

[Manage Your Rental For Free](#)

 **READ**

[Guest or Tenant: Your Action Guide](#)

Knowing who's living in your rental is critical - but when would a guest be considered a tenant?

In this week's article, we explore:

- The average guest-to-tenant timeline
- What to do if someone isn't on the lease
- How to evict guests who have overstayed their welcome

[Read More](#)

 **ATTEND**

[Don't Let Your Business Tank Due to ADA + FHA Complaints](#)

60% of HUD discrimination complaints center on service animals. Are you following the law to the letter?

Join our **ADA and ESA Compliance webinar** on 2/22 from 11 am - 12 pm MT to learn:

- How to protect your rental from fake ESAs
- What questions you can (and can't) ask applicants

- The difference between service animals, ESAs, and pets

Sign Up

THIS WEEK'S QUESTION

Have you ever allowed a tenant to take care of maintenance requests for money off of rent? If so, would you do it again?

Share Your Thoughts

WATCH

[Don't Mess Up Maintenance](#)

Whether you handle maintenance yourself or have your favorite contractor on speed dial, there's a right (and a wrong) way to navigate tenant requests.

This quick video explains:

- Where most landlords go wrong when dealing with maintenance issues
- How long you have to fix critical vs. non-critical issues
- Your immediate next steps after a request rolls in

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[Find Better Tenants *Faster*](#)

Tenants make the rental world go 'round - but how can you find the best possible tenant for your property?

Discover the latest tips and tricks (along with free tools to up your game) in Chapter 5 of our Getting Started ebook series.

Download the Free Ebook

FIND YOUR LANDLORD COMMUNITY

Join our growing landlord community on Instagram and TikTok! Enjoy exclusive, bite-sized real estate insights - perfect for busy investors like you.

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

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