



Secrets to a Successful Eviction for Landlords and Rental Property Managers: The Complete Guide to Evicting Tenants Legally and Quickly

By Carolyn Gibson

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Any one who owns or manages residential rental income property needs to know the basics of evicting a tenant when necessary. Landlords need to know how to initiate an eviction, and how to follow through with the court process. This book outlines methods to increase the odds of winning an eviction case. Learn preventive methods and how to develop systems to document and conduct an eviction case.

"Secrets to a Successful Eviction" is a guide for those landlords who have purchased rental income property and need the knowledge or skills to manage a problem tenant. What do you do about a tenant who brings a dog to the property without your permission? How and when should you send an eviction notice? Learn about the two types of evictions. What should you bring to court to defend your case?

Eviction is the final recourse to a dispute between a landlord and a tenant. So, when you have exhausted all the remedies you know to settle a dispute with your tenant, where can you go for help? This book will give you details on how to initiate a basic eviction and how to follow through with the court process.

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Editorial Review

Review

I have had the pleasure of knowing Carolyn Gibson for more than 30 years. As Certified Property Managers®, we have attended more than our share of conferences and seminars that were focused on the best ways to manage income property to its highest and best use. When she told me that she was considering writing a book on evictions, I was intrigued as to how she would approach the subject. During my career, a major segment of it has been devoted to turning around underperforming properties, and I know evictions are integral to that process. When she asked that I write a short introduction to her book, it provided the opportunity for me to give a testimonial regarding the knowledge, experience, and credentials she brings to the real estate management industry. Long ago, I determined that good tenants adhere to a certain value system: they pay their rent timely, they do not damage the property, and they do not infringe on the rights of other tenants. If a property has been neglected for a substantial period, a considerable portion of the tenancy may not adhere to these simple but essential values. When evictions become necessary, it is critically important that the homeowner and real estate manager understand the eviction process definitively. Not pursuing timely evictions may be the quickest way to earn a property a distressed, troubled, poorly performing, or other negative label associated with mismanagement. Although much of the process may be transparent, the tangential issues remain of residents leaving due to tenants who have already have had eviction papers served but not executed. How do we keep good residents from leaving while these residents in transitory status continue to occupy the property? These answers are needed in our industry. Carolyn Gibson is a professional who has earned the respect of her fellow property managers nationally. Early in her career, she managed high-risk tenants and troubled scattered site properties, as well as maintenance and cleaning crews. She earned a reputation for being a first-class administrator and supervisor with the respect of her superiors, staff, and residents. Her book is impressive and reflects her vast experience managing residential properties. Although Carolyn's emphasis is rightly on preventing evictions, she outlines the necessary sense of urgency of an eviction, when it is prudent and preferable for a homeowner to conduct his or her own eviction case, and when hiring an attorney is a better choice. Her approach to showing how certain prevention techniques can avoid evictions is of great benefit. But when eviction is the prudent choice, she clearly indicates how the eviction should proceed. If you need information on the eviction process outlined in a concise and plain-English manner, this book will fulfill that need. --Glenn L French, CPM

Users Review

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