Problem Tenants & Landlord Help

Non-paying or destructive tenants? Know the process and your choices.

A rental filled with problem tenants can turn a good investment into a headache. Here's an overview of what landlords can do.

Quick takeaways

- ✓ Document everything — lease, payments, messages, photos.
- ✓ Follow the legal eviction process; never change locks yourself.
- ✓ Cash for keys is often faster and cheaper than eviction.
- ✓ You can sell a rental with tenants still in place.

1. Document everything

Keep copies of the lease, payment history, communications, and photos of property condition. Good records make every option easier.

2. Eviction basics (Texas)

Landlords generally must give a written notice to vacate (usually 3 days unless the lease says otherwise) before filing an eviction suit with the Justice of the Peace court. After a judgment, a writ of possession can be requested if the tenant doesn't leave. Never change locks or remove belongings yourself.

3. Cash for keys

Offering a tenant a set amount to move out by a specific date in clean condition is often faster and cheaper than eviction.

4. Professional management

A property manager can screen tenants, collect rent, and handle maintenance and evictions for a percentage of rent.

5. Sell with tenants in place

Investors regularly buy occupied rentals — you don't have to wait until the property is vacant to sell.

Questions? Talk to us — free, no-obligation consultation. Call (000) 000-0000 or email moralhomeexperts@gmail.com.

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