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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

A long time landlord calls with a new problem.

He says: At this point, I have 3 apartments for rent out of my 10 unit building. Two of the prospective new tenants have asked how I sanitized the apartments.

I told them I cleaned them completely as I usually do. Both said that they did not consider that sufficient. I told them I would investigate it. Any info or suggestions?

Mac says: We are in the "Making it up as we go along" stage with this Corona thing. If the prospective tenant looks good, find out which cleaning products are deemed most effective and wipe the touchable areas down with a clean cloth or sponge. However, Lysol concentrate is hard to find. I am sure that there are other solutions that will kill the virus on hard surfaces. Hopefully, this will satisfy them. As far as I know, there are no hard and fast rules regarding this situation. I would not however, tell her the apartment is guaranteed Corona free. You might be setting yourself up for some sort of liability. Good Luck. If you get any useful

information, please share it with me and I will pass it on.

Selkirk calls with a doorbell problem. My tenants (2) want new doorbells that take pictures when someone rings it. Are they expensive and do I have to provide them?

Mac says: I do not know the cost, there are probably several types in various price ranges depending on the features. As far as I know NOW, they are not required by code. I would advise checking out the cost. Ask yourself if these tenants are desirable enough to keep happy. Given the current situation, you do not want to lose good tenants. Also, was there an incident that caused your tenants to request this type of bell?

I would advise you to do it, it will be a selling point the next time you rent out those apartments.

Downtown Troy asks a fire escape question.

I have a 4 unit rowhouse in Troy. My top floor tenant has complained that the third floor tenant keeps her garbage can on the fire escape landing along with some potted plants and a couple of mops. She says she could not get by if there was an emergency.

Mac says: She is right. Nothing may be stored on the fire escape. The same thing goes for hallways and anywhere else that is considered an escape route. Inform your tenant immediately that it all must be removed.

Prepare for Winter. Make arrangements for snow and ice removal. Make sure all handrails on stairs are in place and secure. If you have any appliances that vent close to the ground, make sure snow does not block them. Be sure, if you have parking next to a building, be sure that snow is not plowed up against the vents.

See you next month.

Mac

BE AWARE OF YOUR ONLINE PROFILE

There are several sites, like [Yelp](#) or [ReviewMyLandlord](#), that allow tenants to post reviews of your services and your units. Be sure to monitor these sites somewhat. If you get a bad review, and the site allows you to respond, be sure to address it. If you have tenants that you get along with very well, encourage them to write you a review.

On the contrary, if you do not have any reviews online, it might be a good idea to get some. This is how many tenants confirm their impressions of you or form impressions before even meeting you.

Call up some old tenants (if you have them) and ask them to write a brief online review for you. At the same time, do not stress too much over it. Every landlord is bound to get a bad review here and there.

OFFER ONLINE SERVICES

Online lease signing or online rent collection (two services offered by [Renttropolis](#)) are a great way to make things easier and more convenient for your tenants. The idea of renting out your units will be more attractive to them simply because of how easy you make it for them. Besides, do not you want to give your tenant the ability to pay their rent more seamlessly? (Did you know CDARPO members get a discount on Renttropolis?)

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General meetings take place on the **2nd Thursday of each month, September–June.** Hear professional speakers and meet with members who have years of land-lording experience.

Find us online at CDARPO.org and on [Facebook](#).

Attention:

CDARPO Mailing address is:
PO Box 8, Latham, NY 12110

Regular Membership dues are \$75/year and include a 10-issue monthly newsletter, a landlord help line, education classes, free advertising at meetings & more.

Send membership inquiries to:

Membership@cdarpo.org Commercial Membership dues will vary based on desired advertisement formats - please visit our [website](#) for more details.

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

Topic: December CDARPO Membership Meeting

Time: **Dec 10, 2020 07:00 PM** Eastern Time (US and Canada)

Be there to vote to add a new board member, Sean Daley.

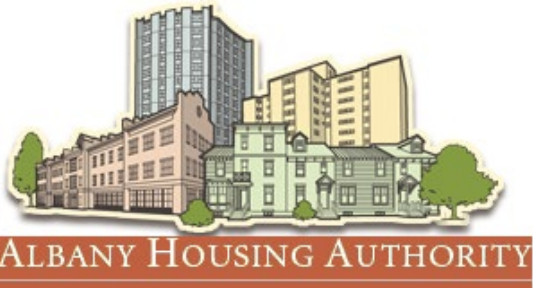
Join Zoom Meeting

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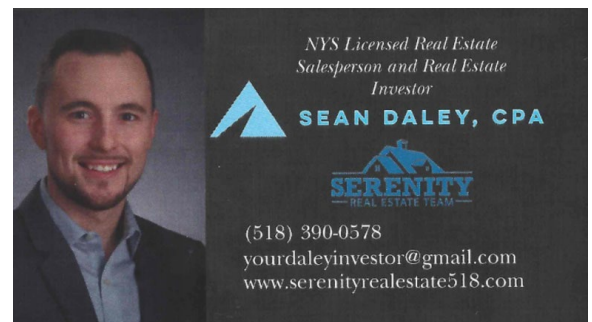
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