

Prepare for court!

While at Metro court getting a case dismissed I saw one of the larger property management companies in town with an eviction hearing for a 3 day substantial notice. I noticed 3 people from the management company there and the resident/tenant. I did not see any witnesses to testify, so I thought to myself I'll hang out and see how this goes as I'm always looking to learn from others mistakes. Sure enough – the case was 3 day substantial for over 1k in damage to the property, the person from the management company presenting the case was a jr. person, their presentation consisted of exterior photos showing the damage and they had the on site manager there to say what they know about the tenant – that being this tenant has lots of traffic on the property. The judge dismissed the case as there was no proof that the damages came from the resident or their visitors. He spent some time discussing with both parties preparation for court and ways for the property manager to get the tenant out – the property manager asked him! He was visually upset that this large company would be so disrespectful in court so as to not be prepared or understand ways to evict a tenant, etc. After the case was over and both parties left the courtroom the judge was disappointed that such a large and established company here would not have trained someone to be successful if they are going to go to court. He found it disrespectful to the court. I don't think this company made a good impression with this judge as a result!

Why do I mention this case? If you are an owner make sure you have a property manager that knows how to prepare and make an effective presentation at court. Or, if the case is complex you need a property manager that knows this and get a decent real estate attorney to handle it.

I am an experienced property manager that knows how to prepare for and make an effective presentation at court. If you are looking for an experienced property manager call me.