

Note to Self

7th December 2010

Hello Fellow Investors,

Some days I wonder why we do property management - today was definitely a day where a job as a check out chick would be great. I could go to work, clock in, scan stuff and put it into bags and then at the end of the day just go home! Ok, so I would have to do the afternoon shift or I would never make it into work on time!

I got a text message from the tenant on the 9th November to say that she would be vacating at the end of her lease. I called her to confirm if she was leaving because it was the end of her lease or was there another reason. I did tell her that we were going on a cruise on the 20th December and if suited her she could stay until the New Year (translates to please don't leave 9 days before Christmas because I can't rent it, and it will be empty - please, please stay).

She told me that the 15th December was her last day at work and the lease finished on the 16th December. She was moving back to the Tablelands and had already secured a rental. Being the efficient property manager I am, I put the unit onto the internet for \$20 per week more than she is currently paying - got to try your luck! My chances of renting it out on the 16th December were pretty slim, and if I didn't, then I knew it would be vacant at least until the 5th January. As this is one of ours... that would be our margarita money for the cruise gone!

I was surprised at the amount of enquiries I got, and even happier when a couple from Tasmania wanted to take it as they were moving up. No lost rent - and \$20 per week to boot. Better still she is Japanese so I know the place is going to be spotless. The bond and two weeks were paid into the trust account and I have made arrangements to pick her up from the airport on the 19th. How good am I?

Yesterday, I called the tenant to confirm that things were on track and that I did have a day or two before the new tenant is flying in, just in case she needed the extra time to clean etc. Can you imagine the amount of not nice words that were silently spoken under my breath when she said she had changed her mind and wasn't going until the 5th January?

I am a Gemini, and most of the time the really nice, placid, easy going property manager is out - she is well gone baby - the mean cow is in town, and should not be messed with. Although she technically can stay to the 5th as she didn't send in the paperwork, I have a text message and phone records to show her intent.

I spoke to the RTA and I will be claiming compensation for the two and a bit weeks that I have to rehouse the new tenants, and this will come at a cost of \$300 per week for her. I may not actually get it, but I will give it everything, even if it just so she learns a lesson. Can you believe the hide of her? I bet that if she rang on the 16th asking me to come and to the vacate inspection and I said no, sorry you didn't send me in the correct forms that will be an extra two weeks rent you owe me - she wouldn't be happy!

Must get my mind reading skills tested as they aren't working.

Got to love my tenants - makes life so interesting each and every day.

Hope all is well in your world.

Linda