

April 2019



Newsletter of the
Peterborough
Landlords Association
PLA News



Upcoming Speaker - Amerispec Inspection Services

Our next meeting is **Tuesday, May 14th at 7:00 pm.**

Reg Deck will be our speaker. **Amerispec** is North America's leading home inspection service. When purchased by ServiceMaster in 1996, they became part of the largest & most trusted home service provider in the world. With over 75 franchise licensees from coast to coast, Amerispec conducts more home inspections in Canada than any other company.

Our meetings are held the 2nd Tuesday of each month from September to May at 7 pm at 450 Lansdowne Street East in the basement of the Free Methodist Church.

Our Meeting April 9th

What a fantastic meeting! **Bob Babcock** of **Babcock & Robinson** held our attention for the full two hours. We had a full house with 24 people in attendance. The questions went on until we closed the meeting at 9 pm. Babcock & Robinson manage about 750 rental units. They also manage 25 condominiums. Bob is a Registered Condominium Manager (RCM). The company handles rentals for clients, does credit checks on your behalf for a small cost & only represent landlords.

Bob shared lots of his experience with us:

- Do credit checks on all potential clients.
- Call as many prior landlords & as many prior employers as you can to check references.
- Google tenants name in Peterborough & see what you learn; do a Facebook search as well.
- Be patient & wait for the right tenant, don't rush to judgement.
- Always serve the N4 if the tenant is late paying. Do this every single time it happens.
- Ask prior landlords these questions:

Did they pay their rent on time?

Did they manage the property?

Were they a good neighbour?

Did they give you proper notice?

Was their rent fully paid when they left?

Would you rent to them again?

Bob is an honorary member of PLA. He is a repeat speaker every year. He always exceeds our expectations. If you missed this meeting you missed a great opportunity to learn. Be sure to attend next year when Bob speaks again!



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