

## Re: OT: Anyone a landlord?

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*Source:* <http://sci.tech-archive.net/Archive/sci.med.transcription/2005-08/msg02337.html>

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- *From:* RaeMorrill <RaeMorrill@xxxxxxx>
  - *Date:* Tue, 30 Aug 2005 02:21:28 GMT
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Yada yada yada.

JulieW8 wrote:

On Mon, 29 Aug 2005 23:00:36 GMT, RaeMorrill <RaeMorrill@xxxxxxx> gave thanks and said:

So you've never in your life had a time when there was any bill you couldn't pay on time.

People are (as usual) jumping to conclusions. I am NOT talking about those who are deadbeats on their rent while sucking down the beer and snorting the rent money up their nose. The way some of y'all seem to think is that nobody ever deserves a break or has an actual hardship.

I can't say to a tenant "You have to pay the late fee because I see there are a bunch of beer cans out here and I know you went to Cozumel last weekend. The reason you can't pay your rent is because you spend your money irresponsibly.." I have no right to make that judgment - all I can do is enforce the terms of the contract.

As to Bambi's situation, there's another reason why I believe in applying the terms of the contract evenly. A landlord who doesn't apply the terms of the lease consistently will hear: "But you never did this before" (which somehow sets a precedence and therefore, in the tenant's mind, that particular term is now null and void

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forever).

And what do you say to that? "I was being nice" or "I was trying to be compassionate"?

And how does someone justify the instances where they're nice and compassionate versus those when they're not? How many months in a row do you think the rent should be paid late before the terms of the lease are finally enforced? And how would you defend your position if the tenant took you to small claims court over it? "Well your honor, I charged the late fee this particular month because I fixed the heater. I didn't charge it the other months because nothing needed fixing." Which is what Bambi's landlord has done and look what happens. A landlord has no business making judgments about tenants.

If you want to allow someone to pay the rent late two months before you enforce the late fee - put it in the friggin' contract. If the tenant gets paid on the 1st and needs a couple extra days to pay the rent, they should say so and ask for a longer grace period - and get it in the friggin' contract. These people have possession of something that belongs to me that is worth hundreds of thousands of dollars. If I want to be charitable, I'll donate my time and money at the local shelter, to people with no roof over their heads. Anyone who can afford to rent a house doesn't need my charity.

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