

Tenant Issue Response Checklist: Legal & Ethical Steps for Florida Landlords

This checklist provides Florida landlords and real estate investors with a step-by-step guide to handle difficult tenants legally and ethically. Following these steps helps protect your investment while staying compliant with state landlord-tenant laws.

- 1. Review the tenant's lease agreement for applicable terms and obligations.
- 2. Document the issue thoroughly (photos, emails, text messages, certified letters).
- 3. Communicate directly with the tenant in writing to attempt resolution.
- 4. Issue the proper legal notice, if needed (e.g., 3-Day Notice for unpaid rent, 7-Day Notice to Cure for lease violations).
- 5. Provide tenants with an opportunity to correct the issue when required by law.
- 6. Explore mediation or structured payment agreements before pursuing eviction.
- 7. If necessary, file for eviction through the local Florida county court—never attempt self-help eviction.
- 8. Maintain professionalism and avoid retaliatory actions against tenants.
- 9. Secure the property after turnover and document the condition for records.
- 10. Review financing options to stabilize cash flow (DSCR loans, SBA loans, bridge loans, or alternative real estate financing with GHC Funding).

Tip: Protecting your portfolio requires both legal compliance and strong financing. Visit GHC Funding (www.ghcfunding.com) or call 833-572-4327 to explore DSCR loans, SBA 7a, SBA 504, Bridge Loans, and Alternative Real Estate Financing designed for real estate investors.