



## **Ask a property owner or manager what happens on their worst day at work and the response is “dealing with a non-performing tenant.”**

At Jordan Ramis PC, our real estate team is ready to jump into action when you need help with problem tenants. To do so, we’ve developed an “emergency room” mentality when it comes to lease enforcement. And, through use of standardized practices and documents, we can deliver effective services at a cost designed to minimize your financial pain.

### **Here is what we can do to help you address tenant defaults:**

- Pay a visit to your property and learn how it operates (at no cost to you);
- Familiarize ourselves with your lease forms and recommend changes to strengthen your position when defaults occur (on our own time);
- Educate your property managers about how to respond to struggling tenants and process defaults;
- Prepare standardized forms (e.g., notices of default, lock out notices, assertion of the landlord’s lien, and lease termination letters);
- Provide advice on common default issues such as the landlord’s lien, tenant lock outs, tenant cure rights, the effect of lease termination, the landlord’s duty to mitigate damages, and the effect of tenant bankruptcy proceedings;
- Perform asset and skip tenant searches; and
- Prepare court complaints or arbitration papers and appear in these forums as your advocate.

**If you would like to discuss the details of the Jordan Ramis PC Commercial Lease Enforcement Program, please call us at (503) 598-7070.**