

Posts

Posted by u/UndeniableDramaCodex just now

[LANDLORD-NM] Tips for Dealing with a Clever Nuisance Tenant?

Landlord

Good afternoon, landlords.

My husband and I needed a little extra money and so we decided to become landlords! This is a big step for us as an older married couple, and so we want to make sure we do everything by the book. A friend of mine in the conscious breathing community is also a landlord and suggested this board as an excellent resource for information, particularly about those tenants who know how to game the system just enough to avoid eviction. I know everyone here has dealt with one of those.

Al and I (and our groundskeeper) don't want to be taken for a ride. But it looks like we're headed that way and we need your help.

We rent out a small casita on our property near Taos. It's priced affordably for the area (side question: could this be our problem? Would rents in excess of \$2,000 keep undesirables out of our atmosphere?). We remodeled it and outfitted it with bedding, a skylight, and a roll of insulation we will one day staple to the walls. If we are going to do this, we're going to do this right.

With this offer we signed a one-year lease with a tenant. But something is wrong. Something we can't put our finger on.

We didn't want our tenant to disrupt our lives (we pride ourselves on being centered, conscious people) and so we had a few basic rules. Such things as:

- No pets
No smoking
A single tenant whose values align generally with our own
Quiet
A shallow breather
No drugs
No vandalism or disparagement of our property's natural atmosphere

The tenant we have now isn't respecting these rules, but we have no way to prove it. Al and I wake up in the morning, feeling less refreshed than we were the night before. We think this could be due to changes the tenant is causing in our atmosphere. Could she be smoking? We found no cigarette butts to suggest that. Drugs? Again, no evidence.

I asked her if she would consent to a simple spirometry reading. Nothing major, just a measurement of her lung volume and air intake. A reading higher than 80% would suggest she is taking in more oxygen than her fair share. This wouldn't be a problem! We know many breathing techniques that can bring that percentage down, but she refuses to even listen to us!

I know conscious breathing isn't part of everyone's daily practice, and that's fine. But if this person is going to be living in our shed, she will abide by our rules! Landlords, I know our ways are probably strange to you, but we have similar problems: we have a tenant and we want them gone.

Could you suggest any (legal or legal-adjacent) tips you would use to evict someone from a property before the lease has expired? Al and I are good people, but we have rights, the same as tenants do. We can't suffocate our rights for some deep tidal-breathing hussy and her measly two grand a month.

Thank you, and may the air blow freely through your lungs.

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