

REAL ESTATE ETHICS

6



TRUE LIFE
LANDLORD
TENANT DISPUTE
STOLEN PROPERTY?

Q&A ACTIVITY
ASSESSMENT & DISCUSSIONS

PATTY ANN

REAL ESTATE ETHICS 6

TRUE LIFE LANDLORD TENANT DISPUTE STOLEN PROPERTY? Q&A ACTIVITY ASSESSMENT & DISCUSSIONS

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REAL ESTATE ETHICS

Teacher Lesson Planning Ideas

Welcome! Offered below are ideas for using this lesson plan.

Intentionally Designed

- Pages are in large size type styles for visibility to use on overheads.
- Progressive scenarios are presented in several steps with Q&As.
- Targeted Q&A discussions are connected with associated parts 1, 2 & 3.
- Individual pages allow for Parts (1, 2 & 3) to be printed separately.
- Use on the overhead or as handouts; or a combo of both.

Intentionally Created

- Q&A encourages thoughtful and purposeful solution oriented answers!
- Use Q&A to encourage discussion and exploration of possibilities!
- Information is based on real life situations and is stated as it happened.
- Supports common ethical practices in the real estate profession.

For Individual Assignments

- Use the pages for small group- or class activity discussions.
- Use the pages as independent study, reflection, and assessment.
- All pages are in black/white to conserve ink.
- Assessment of Behaviors and the Code of Conduct pages can be used for more discussion and/or as a summary, or a quiz.

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Stolen Property Dispute

SITUATION (Part 1):

Tenant Joe and his wife, Marcy, rented a house from Casey, the property owner. The home had a wood stove insert in the fireplace. After renting the home for a few months, Joe told Casey he didn't want the fireplace insert in the house anymore. Casey said he wanted a fire in the fireplace, not inside the wood stove insert because he thought it looked ugly. Joe also argued that the wood stove got really hot and he didn't want his children to get burned.

The wood stove insert was cast iron and extremely heavy. Casey told Joe and Marcy that just because they thought the wood insert was ugly, it needed to stay put. Casey also told Joe and Marcy it was their responsibility to warn their children not to put their hands for their own safety. That an open fire in the fireplace was much more dangerous. Casey told Joe that moving the insert was not negotiable.

One day when Casey needed to fix siding on the house that Joe and Marcy's kids dismantled, they noticed the wood stove insert was sitting almost in the middle of the yard. Casey confronted Joe who admitted to taking the insert out of the house and putting it into the garage. Joe also said the insert was so heavy he could not move it completely inside the garage. Joe left it half outside and exposed to the weather.

Casey stated that his rental property was not to be neglected or the signed rental agreement conditions ignored. Casey told Joe to move the insert completely into the garage out of the weather. Joe complied.

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Stolen Property Dispute

Situation (Part 1)

Questions for Discussion:

1) Do you believe Joe and Marcy had the right to remove the insert based on their safety concerns for their children?

2) Do you think Casey handled this situation properly? Was there another approach that might have solved this issue easier?

3) If you were Casey and you found the insert removed from the garage, how would you react and what would you have said or done?

4) When a fireplace insert is rented with a house, should tenants be able to take liberties on their own behalf with this type of appliance? Why or why not?

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Stolen Property Dispute

Final Outcome (Part 3):

Joe and Marcy had been problematic renters during their tenancy. Casey suspected Joe sold the fireplace insert for cash, but did not say anything because there was no proof. Nor did Casey pursue it.

When Joe and family moved out, the house was not only filthy, but needed a number of repairs caused directly by the negligent habits.

Casey weighed out options and decided to return 25% of their deposit, even though the replacement cost of the fireplace insert alone was twice their rental deposit.

Casey returned a partial deposit to acknowledge them- and to quell any further stress because the tenants were contentious. Primarily Casey did not trust Joe because she believed Joe might do real damage to the house which could result in even more of a monetary loss. Joe had a history of horrible anger and temper issues. Joe was borderline dangerous and Casey did not want to become a victim to Joe's rage should he unleash it on Casey's property.

Casey cut her losses and was just glad to be rid of these renters who moved to another rental in town where their reputation repeated itself. Casey did not replace the fireplace insert because it did not seem worth the extra headache to have another appliance that might become an issue again.

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Stolen Property Dispute

Final Outcome (Part 3)

Followup Thoughts:

1) Do you think Casey made reasonable choices to resolve the final tenancy issues with these renters? Would you have done anything different?

2) Besides reference and credit checks how can you safeguard your property against tenants who may become a problem? What steps can you take to circumvent property damage or loss?

3) Given the challenges a rental might present, do you think you would have the tolerance and/or personality to handle difficult tenants?

4) What are your thoughts on this or a similar situation with regards to the best way to resolve tenant disputes? Do you believe there is a rule of thumb that works best across the spectrum?

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Stolen Property Dispute

Assessment of Behaviors

List 4 choices Casey made in handling in this situation. Then write what your choices would have been given the exact situation- if you were the landlord. This is an assessment (not a judgment) of both Casey's -and your- choices. Use this exercise to think of options, and reason proactively for best outcomes.

Casey's Choice	What Choice You Might Make

THANK YOU!

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*We owe animals ~ All of them.
For their immeasurable qualities of
Healing & unconditional love & acceptance.
By care-taking animals, humanity will continue to
Ascend to a higher place alongside our furry friends.*