

Evictions and Small Claims

Kick 'em Out, Make 'em Pay!

Some landlords think it's almost impossible to evict a bad tenant. All they've heard are the horror stories about the tenant who got to stay rent free for six months.

There's no reason for it. Done right, you can have a tenant out of your property before the month is out.

Plus, you can collect what is owed you for damages and back rent—if you know how.

Here's just a sample of what Bob Cain will reveal:

- The notices that you MUST serve to make sure the tenant gets out
- Five fatal mistakes that landlords make when they try to evict.
- Ten tactics for making sure you WIN in eviction court
- A question to ask the tenant to avoid having to go to court.
- Signs that the tenant won't fight.
- Six telltale signs of people who will sue you.
- Sixteen ways to guarantee a bad tenant won't have to move.
- What to do when you have really messed up the eviction.
- When NOT to use small claims court.
- What information must ABSOLUTELY be included in your claim
- Who may NOT file suit in small claims court.
- How to get your witnesses to court (you can't summon them).
- When and how you collect your money.
- When the defendant CANNOT appeal.



Robert Cain
*Publisher of
The Northwest Landlord,
the Rental Property
Reporter and author of
numerous articles and
publications on property
management*

What audiences say about Bob Cain's presentations:

- "Things are getting more and more complicated. You were really helpful . . ." *Louise Weidlich, Portland, Oregon*
- "Lots of practical, useful information." *Cheryl Snow, Mollala, Oregon*
- "Great stuff for a landlord." *Alice Kreitler, Portland, Oregon*
- "You keep me out of trouble." *J. Clements, Sandpoint, Idaho*
- "You make it informative and interesting." *Joanne Johnson, Spokane Washington*
- "Excellent, invaluable knowledge any landlord or manager needs." *Searri Shipman, Spokane, Washington*
- "The best seminar I've ever attended." *Louanne Resleff, Spokane, Washington*
- "WOW!" *Lisa Newcomer, Willamsport, PA*

**Half-day
Full-day**

For More Information or to schedule
Bob Cain for a speech or seminar:

Cain Publications, Inc.
PO Box 68761
Oro Valley, AZ 85737

Call **520-975-2435**
or
800-654-5456