



## ATTENTION LANDLORDS AND PROPERTY MANAGERS

*Even during normal circumstances, a medical crisis, job loss, unexpected car repairs, loss of a partner by separation or death, or family financial instability can lead to a tenant's difficulty in paying the rent.*

**As a Landlord or Property Manager you are not alone.  
Tabor/LHOP has the tools and programs to assist you and your tenants**

Here are some ways we can help manage and stabilize your rental income.

- **Dial Before You File** – Tabor/LHOP can provide technical assistance, informal housing resolutions, and free counseling that could potentially save you time and money.
- **Strengthen Community Partnerships** - Did you know that non-profit organizations can be the best partner in assisting in stabilizing your tenant's housing? A stable tenant means a stable rental income for you! Having a quick community resource list that you can provide to tenants that experience a life event could prevent late rental payments. It might be just the thing to get a tenant back on track and save you the cost of filing for an eviction and attempting to find a new tenant (Note: rental assistance funding is available for qualified tenants, payable directly to the landlord or property manager).
- **Enhance Your Knowledge** – We know that you have a wealth of knowledge, but rules and regulations change all the time, so attend landlord forums, contact Tabor/LHOP for guidance on Landlord-Tenant relations, ask questions and get the right answers.

"The main reason why we enjoy partnering with Tabor is because they educate and give their clients tools to get them back on their feet. The tools taught at Tabor, if applied, can carry them through the rest of their lives." – Francesca Catanzaro

## Our Process

- We start by reviewing the tenant's credit and budget (counseling services are FREE)
- Other income resources like Stimulus relief, tax refunds, other programs are explored
- Consultation with Landlords/Property Managers to review payment options (Landlords and property managers are always involved in the process)
- Construct an action plan to payback arrearages (may include limited assistance funds/forbearance agreement created with input from landlord/property manager)
- Added action steps to empower the client to become more financial stable are reviewed
- We then give the client resources for assistance with food, utilities, and other benefits
- Take steps to help lower or eliminate other bills permanently or temporarily as needed
- Assist with signing the client up for other programs that may help bring in other funding

# Landlords - We're a Resource for You

Have your Tenants contact Tabor's Financial Empowerment Center today to see if they qualify for resources

**Phone 717.358.9364**

**Email [FECintake@Tabornet.org](mailto:FECintake@Tabornet.org)**

**Or call LHOP for assistance with**

- FREE Fair Housing Consultation
- Informal Housing Resolutions
- Lease Reviews
- Landlord Forums
- Landlord and Tenant Guide
- Eviction Prevention Network and more

For Landlord Tenant/Fair Housing concerns in **Lancaster**

**Phone 717.299.7840**

**Email [ABeaver@LHOP.org](mailto:ABeaver@LHOP.org)**

For Landlord Tenant/Fair Housing concerns in **York**

**Phone 717.827.4334**

**Email [AHerbst@LHOP.org](mailto:AHerbst@LHOP.org)**

For resources for yourself and your tenants during the Covid-19 pandemic please go to our website:

**<https://www.tabornet.org/navigatingcovid-19>**

Keep up to date with LHOP and Tabor through **social media** and our websites



<https://www.LHOP.org/>



<https://www.tabornet.org/>