

## ANGRY TENANT WAR STORY

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by  
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The home was an over / under 2-family. Present were the buyer, the broker, the landlord, a private lead paint inspector and myself. The tenants were not home.

Everything proceeded normally until we reached the 2<sup>nd</sup> floor apartment. The landlord opened the door and went back to the basement for something. I had my head under the kitchen sink, the lead paint inspector was doing his thing in the adjoining dining room. My client & the broker had wandered down the hallway into a distant bedroom. Suddenly a big booming voice startled everyone by shouting: “Who the xxxxx are you people and what the xxxxx are you doing in my apartment?”

Bumping my head on the sink base cabinet, I stood up to find Paul Bunyon standing in the doorway ready to kill and the lead paint inspector cowering against a window. I tried to explain and the tirade of vulgarity only got worse. He ushered us both out into the hallway, threatening harm and also mentioned calling then police.

Hearing all the commotion, the broker & landlord rushed to our assistance. The poor buyer was as flabbergasted as I was. The landlord said: “Sorry Jim, I thought you would be at work and that we could get this inspection done without bothering you.” The tenant responded: “This is trespassing - you’re supposed to give me 24 hours notice. I’m calling the police!” Wearing apple pie on our faces and knowing that the lines of communication had broken down; the rest of us just stood there and let the tenant vent his anger. He was right after all!

To make a long story short, the landlord & broker were able to calm the gentleman down and I was allowed to enter and complete the inspection while walking on egg shells. Initially I did fear for my safety, but when you think about it, I to would have reacted angrily finding strangers in my home. Luckily the tenant did not have a weapon handy for the situation was briefly very tense, to say the least!

Yes, I always instruct my client that tenants must be given a minimum of 24 hours notice when inspecting multi-family homes. I did my job and assumed that all parties were notified. What else can one do?

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