

## **What Can You Do to Protect Tenants from COVID-19**

Some of your tenants might be following the “stay at home order” and staying at home. Other tenants might not be and, unfortunately, there is not much that you can do about it. You cannot prevent a tenant from leaving their home, but you can make sure you are taking proper steps to ensure the safety and wellness of all your tenants. By now, all play-grounds, common areas, parks, etc. on your property should be closed off. You should have a cleaning crew or someone designated to come and clean door handles, elevator buttons, mail slots etc. If you believe that one of your tenants are not complying with the “stay at home order” and may be potentially putting your other tenants in danger you need to act, FAST. The spread of COVID-19 is quick, and the likelihood of one of your tenants infecting more is highly probable. As a landlord you want to make sure to relay the importance of complying with the “stay at home order,” as well as the potential consequences not following. If your tenant is putting other tenant’s at risk, you should consider (1) contacting the local authorities and reporting them for not following the “stay at home order” or (2) issuing them the appropriate lease violation notice. You also want to provide your tenants with the necessary information to self-report if they or someone they have been around has tested positive for COVID-19. You want to make sure that you have a plan in place for what you steps you are going to take to contain the infection when/if a tenant tests positive. The most important thing you can do right now is to stress that staying at home can save someone’s life and that COVID-19 does not discriminate. Everyone is susceptible. We are all in this together, and the more serious we take this; hopefully the quicker things can begin to normalize.

If you believe a tenant has tested positive for COVID-19 or a tenant reports to you that he/she may be COVID-19 positive, please contact an attorney at 816-931-2207 or email us at [julie@mokslaw.com](mailto:julie@mokslaw.com) for further instruction.