

6/9/14

Do you have a policy for disposing of large items (e.g., old furniture) that tenants leave by the dumpster and are not picked up by the disposal company?

We just write it off on our inventory list and dispose of items anyway possible.
Sometimes tenants want furniture.

We do not have a written policy however, once a year the city will place a large roll off dumpster on property and tenants may place large items in them at no charge. Other times the tenant may contact maintenance and place their large items on the flat bed trailer inside the maintenance fenced area which we will haul off for them at no charge. However, if we pick up the item left outside or beside the dumpster and can identify the tenant who left it there - they will be charged \$25.00.

We put a notice of the heavy trash disposal date in our newsletter each month. We pick up these items and haul to the dump. We ask the residents to put these items by the curb the evening prior to the announced pick up date.

We just require that the resident contact the disposal company for a bulk pick up. If they do not, or we have to haul off, we charge the cost of the dump fee.

no policy but when those type items are left behind maintenance will cut them up to fit into the dumpsters so they are taken away.

Charge a haul off to the tenant.

I do not have a written policy but it is in our handbook that they can bring bulk items to an area by the maintenance building and the waste management will pickup once a week in that one location.

Yes, If they leave large items, such as chairs, couches, mattress, etc..., by the dumpster or even in the dumpster, we view our cameras to see who dumped items. We then charge that tenant with a fee for us to take to the dump grounds. (It doesn't always work out that easy, but we try our best!)

The City allow us to dump at the city lot on Wednesday. They allow any citizen with city utilities. We passed that information on to the residents.

the city picks everything up ... it's just a matter of what they will charge.

No policy, they can have removed or we remove for a charge. Also, City has a City-Wide clean up 1-2 times a year and that is a good time for residents to get rid of things.

If it is 1 piece of furniture the tenant is charged \$25. We have cameras that show the trash so they usually won't dump. If it is a house full of furniture we charge \$100.

I don't we just pick it up.

Not a specific one; however, we do have a list of charges & that type is classified under the "cost of materials & labor" category. We charge for the amount of time it takes one or two staff to get into the dumpster (cutting it up, etc). or if we have to haul it to the dump ourselves, it is total of labor costs & dump/gas fees.

No Policy, but If they did it on a move out I charge them for disposal.

We have a trailer that if the tenant lets us know we pick it up and then go and dispose of.

We can never be sure who leaves it there. Have actually thought of putting up cameras to see who does it. I think folks in the neighborhood leave stuff too. By the way, we don't have dumpsters but single family trash removal through the city.

We do not have a formal policy however if it is left and no one claims it within 2 days we haul it off at residents expense. That is time + mileage + dump fees. We are small and everyone knows who it belongs to.

Pick up trash and clean front and back yard		\$50.00
Haul off trash, furniture, or miscellaneous in or outside of apartment		\$50.00

included in Schedule of Charges for Damages and Services