

Tenant finding

Tenant finding: what to look for and what to avoid



There is something lovely about seeing someone make a home in a place you care about. Still, handing over the keys can bring a few butterflies. We understand that. You want to feel comfortable with the person moving in, not simply pleased that the property is let.

A conversation before the keys

Start with a friendly chat. What brings them to Limassol? When would they like to move, and what are they hoping to find in a home? Share what matters to you, too. Being open about rent, communal charges and everyday responsibilities gives both of you a calmer starting point.

Trust your instincts, then take your time

A warm first impression is a lovely beginning, but it is not the whole picture. Relevant references and affordability checks, gathered lawfully and with the applicant's knowledge, help you make a considered decision. Keep their information private and use the same fair criteria for everyone. If something is unclear, ask kindly. If you feel rushed, it is perfectly fine to pause.

Make the first day feel like home

Imagine arriving somewhere new and already knowing who to call, how the air conditioning works and where to find the meter. Those little details make a difference. A relaxed walk-through, an agreed photographic condition record and clear repair arrangements help everyone settle in. Have a Cyprus lawyer review the lease, and put important promises in writing so there are no awkward surprises later.

And if things do not go to plan?

One question owners sometimes feel nervous asking is: what if my tenant refuses to leave? You are not wrong to think about it. If someone stays beyond an agreed leaving date, misses rent or disputes the tenancy ending, keep the conversation calm and speak to a Cyprus lawyer promptly. Keep your lease, payment records and messages together. An expired lease does not always mean you can regain possession immediately; the lawful steps depend on the tenancy and any protections that apply.

You do not have to work it out alone

Never change locks, cut utilities or remove belongings to force someone out. Your lawyer can explain the proper notices and any court process. Within your agreed management service, we can help organise records and coordinate communication with you and your lawyer. We cannot promise a departure date or outcome, but we can help keep the practical side organised while you take advice.

A thoughtful beginning leaves more room for a happy tenancy. This is general guidance, not legal advice; speak to a Cyprus lawyer about your own circumstances.