**David Hatfield**

The Tribune

Speakers at the Off-Campus Living Association’s annual event on Thursday night asked what a tenant can do to ensure a positive relationship with a landlord.

The hard part is often motivating a landlord to improve living conditions, said Dr. John Frazier, a land-ward relations professor at Truman State University.

"It's a pretty tough group of people to deal with," Frazier said. "They're the people you're going to have to work with, so you have to do what you can to help them to see that there's a better way of doing things if it's just a little effort on their part.

Frazier said he advises tenants to talk to their landlords about what they can do to improve the living conditions.

"It's important that tenants talk to their landlords about things that they can do for them," Frazier said. "If you can help them, they will be more likely to help you in return.

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"I think it's important that tenants understand that landlords are also human beings and that they have their own needs and concerns. It's important to look at things from their perspective as much as possible.

"If you take care of your property and the landlord takes care of their property, then there's a better chance that everyone will be happy.

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