



Basic Landlord and Tenant Rights and Responsibilities...

TENANT RIGHTS

- To expect a livable rental unit.
- To written 24-hour advance notice of the owner's intent to enter the property, except in emergencies.
- To a prompt response to a written request for repairs.
- To 30 days written notice of a rent increase under 10% and 60 days written notice of a rent increase over 10%.
- To return of the security deposit within 21 days of vacating a unit and an itemized statement of any money withheld by the landlord.

LANDLORD RIGHTS

- To receive rent on time.
- To have the unit kept clean.
- To have tenants respect the rights of neighbors.
- To have the tenant repair or pay for repair to things he or she damages.
- To limit the number of people living in the unit.
- To sell the building.

TENANT RESPONSIBILITIES

- To honor the rental agreements.
- To pay rent on time.
- To keep the unit clean.
- To respect the rights of the neighbors.
- To use gas, electrical and plumbing fixtures properly.
- To fix or pay for repairs of things they or their guests damage.
- To not remove anything from the buildings that they rent.





LANDLORD RESPONSIBILITIES

- To provide a livable rental unit.
- To honor the rental agreement.
- To make the repairs they are responsible for in a timely manner.
- To return the security deposit within 21 days after repossession of the unit.
- To give written 24-hour advance notice before entering the unit unless it is for emergency repairs.

www.landlordtenantinfo.org



Landlord & Tenant Information & Referral Collaborative of San Mateo County

 Rights	 Responsibilities
 Information	 Referrals

To order more brochures:
(650) 595-7504 or
info@landlordtenantinfo.org

Landlord & Tenant Information & Referral Collaborative
Community Information Program
Peninsula Library System
262 Harbor Blvd, Bldg A
Belmont, CA 94002

Landlord and Tenant Self-Help Resources...

WEB SITES

Landlord & Tenant Information & Referral Collaborative : A Spanish/English web site with information and referrals.
www.landlordtenantinfo.org

San Mateo Court
Get information and complete papers online at
www.sanmateocourt.org

California Courts Self-Help Center
www.courtinfo.ca.gov/selfhelp

Nolo Press
www.nolo.com/lawcenter/ency

California State Laws
www.leginfo.ca.gov/calaw.html

BOOKS

California Tenants, by the California Department of Consumer Affairs, a free legal guide on tenant and landlord rights and responsibilities. To order, call 800-952-5210 or 916-322-1700 (TDD). Or to view online: www.dca.ca.gov/legal/landlordbook

California Tenants' Rights, 15th ed., by Myron Moskowitz. Berkeley, CA: Nolo Press, 2001.

California Landlord's Law Book, Vol. 1: Rights and Responsibilities, 9th ed., by David Brown. Berkeley, CA: Nolo Press, 2003.



Landlord and Tenant Resources in Your Community...

FREE LEGAL AID FOR LOW-INCOME TENANTS

Bay Area Legal Aid 650-358-0745
800-551-5554

La Raza Centro Legal 415-575-3500

Legal Aid Society of San Mateo County 650-558-0915
800-381-8898

Stanford Community Law Clinic 650-475-0560

FREE LEGAL AID FOR SENIORS

Senior Legal Hotline 800-222-1753

LOW COST LEGAL AID

San Mateo County Bar Association, Lawyer Referral Services 650-369-4149

OTHER LEGAL RESOURCES

Project Sentinel 650-321-6291

Small Claims Court
Northern Branch 650-877-5775
Central Branch 650-573-2605
Southern Branch 650-363-4303

COMMUNICATION & MEDIATION

Peninsula Conflict Resolution Center 650-373-3490

Small Claims Mediation Program 650-573-3907

Project Sentinel 650-321-6291

HUD/SECTION 8 HOUSING

San Mateo County Housing Authority 650-802-3300

US Dept of Housing and Urban Development 202-708-1112
TTY 202-708-1455

HOUSING ASSISTANCE

Human Investment Project, HIP Housing 650-348-6660

San Mateo County Office of Housing 650-802-5050

San Mateo County Aging and Adult Services 800-675-8437
TDD 800-994-6166

Coastside Opportunity Center 650-726-9071

Daly City Community Services Center 650-991-8007

Fair Oaks Community Center 650-780-7500

Family Support Center of the Mid-Peninsula 650-322-1821

North Peninsula Neighborhood Service Center 650-588-8822

Pacifica Resource Center 650-738-7470

Samaritan House 650-347-3648

HOUSING DISCRIMINATION

Mid-Peninsula Citizens for Fair Housing 650-327-1718

Project Sentinel 650-321-6291

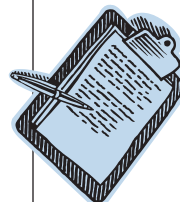
CA Dept of Fair Employment and Housing 800-233-3212

US Dept of Housing and Urban Development 415-436-6550

PROFESSIONAL ASSOCIATIONS

Tri-County Apartment Association 650-685-1814

DON'T FORGET TO:



Get help now if you are being evicted. Contact one of the legal resources listed above as soon as possible.

Track the steps you have taken to resolve the problem. Keep a file with important papers such as your rental agreement or lease, copies of notices and letters, photos, dates and notes about phone calls.

Contact a local community mediation program if you have problems talking to your landlord or tenant. A mediator helps the parties express their views and understand one another and then reach a solution. Most cases that come to mediation are successfully resolved.

Landlord & Tenant Information & Referral Collaborative Members*

Bay Area Legal Aid, City of San Mateo, Coastside Opportunity Center, Community Information Program - Peninsula Library System, Daly City Community Service Center, Fair Oaks Community Center, Family Support Center of the Mid-Peninsula, Human Investment Project, La Raza Centro Legal, Legal Aid Society of San Mateo County, Mid-Peninsula Citizens for Fair Housing, North Peninsula Neighborhood Services, Pacifica Resource Center, Peninsula Conflict Resolution Center, Project Sentinel, Samaritan House, San Mateo County Aging and Adult Services, San Mateo County Commission on Disabilities, San Mateo County Housing Authority, San Mateo County Human Services Agency, San Mateo County Office of Housing, San Mateo County Superior Court, Small Claims Mediation Program, Stanford Community Law Clinic, Tri-County Apartment Association

*This publication made possible with a grant from the Peninsula Community Foundation and the San Mateo County Human Services Agency, Office of Housing