

Housing Conditions

Landlord Responsibilities

- Landlord has ongoing duty to maintain property and make repairs
- Landlord allowed “a reasonable time” to make repairs (“reasonable” depends on the situation).
- Legal requirements for safe and habitable housing include but are not limited to: hot and cold running water, working plumbing, gas, electrical systems and heating, free from debris, pests, vermin and mold, etc.

DISCLAIMER

The information provided in this brochure does not, and is not intended to, constitute legal advice; instead, all information, content, and materials available on in this brochure are for general informational purposes only. Information in this brochure may not constitute the most up-to-date legal or other information. This brochure contains references to other organizations. Such references are only for the convenience of the reader; CLSEPA, LEGAL AID and HLC do not recommend or endorse the contents of the third-party sites.

For tenants rights in San Mateo County

For eviction cases NOT in East Palo Alto

Legal Aid Society of San Mateo County

(650) 517-8911

For eviction cases in East Palo Alto

Community Legal Services in East Palo Alto (CLSEPA)

(650) 326-6440



Get in contact with Housing Leadership Council of San Mateo County

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Renter's do you know your rights?





The Right to a Safe and Habitable Home

Every tenant has the right to:

1. **Safe Conditions:** Your landlord is legally obligated to provide a safe and habitable living environment, including working smoke detectors, secure locks, and compliance with building and health codes.
2. **Repairs and Maintenance:** If something in your rental unit needs repair, notify your landlord promptly. They are generally responsible for maintaining the property in good condition.
3. **Privacy:** Landlords must respect your right to privacy. They cannot enter your rental unit without proper notice, except in emergency situations.

The Right to Fair Housing

You have the right to:

1. **Equal Treatment:** Discrimination based on race, color, religion, national origin, sex, disability, or familial status is prohibited under federal and state fair housing laws.
2. **Reasonable Accommodations:** If you have a disability, you have the right to request reasonable accommodations, such as a service animal or wheelchair ramps.

The Right to Security Deposits

Know your rights regarding security deposits:

1. **Receipt:** Your landlord must provide a written receipt when you pay a security deposit.
2. **Return:** When you move out, your landlord must return your security deposit within a specific timeframe, minus any lawful deductions for unpaid rent or damages.

The Right to a Healthy Environment

You have the right to:

1. **Quiet Enjoyment:** Your landlord should not interfere with your peaceful enjoyment of the property. Excessive noise or harassment may be a violation of your rights.
2. **No Retaliation:** Your landlord cannot retaliate against you for exercising your legal rights as a tenant, such as reporting code violations or joining a tenant organization.

Notices of entry

- Landlords must give reasonable written notice to enter a tenant's unit and must include the date, approximate time, and purpose of entry.
- It must be during normal business hours.
- No notice to entry is needed if there is an emergency or if the tenant consents to entry.

Immigrant Tenant Protection Act

- Landlords cannot reveal, or threaten to reveal, a tenant or occupant's immigration status.
- Act intended to protect from illegal eviction or coercion to move out of a unit, harassment, intimidation, and retaliation.



If you're protected, then . .

If a tenant is covered by state or local eviction protections then:

- A Landlord cannot evict you without reason. Eviction can be based on tenant's action such as: nonpayment of rent, violation of lease, criminal activity.
- There are four reasons not based on tenant's action that require landlord to pay one month's rent worth of relocation assistance: removal of unit from rental market, substantial repairs, demolition, owner intends to move in.

Note - local protections throughout the state, including in East Palo Alto, protect tenants from day 1, but state law does not.