

TENANT RIGHTS

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

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.

DON'T FORGET TO:

- Get help now if you are being evicted. Contact one of the legal assistance agencies listed below.
- Keep a file with papers such as your rental agreement or lease, notices, letters, photos, and notes about phone calls.
- Contact a community mediation program if you have problems talking to your landlord or tenant. Most cases that come to mediation are successfully resolved.

FREE LEGAL AID FOR LOW-INCOME TENANTS

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

Community Legal Services in East Palo Alto 650-326-6440

La Raza Centro Legal 415-575-3500
866-4LARAZA

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

Stanford Community Law Clinic 650-475-0560

LOW COST LEGAL AID

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

FREE LEGAL AID FOR SENIORS

Senior Legal Hotline 800-222-1753

SMALL CLAIMS COURT

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

COMMUNICATION & MEDIATION

Peninsula Conflict Resolution Center 650-513-0330

Small Claims Mediation Program 650-573-3907

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 650-802-3300

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

El Concilio Emergency Services 650-330-7432

Fair Oaks Community Center 650-780-7500

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

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

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

PROFESSIONAL ASSOCIATIONS

California Apartment Association 650-685-1814

WEB SITES

Law Help, California
A wide range of information and resources
www.lawhelpcalifornia.org

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 at YOUR LOCAL LIBRARY

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

California Tenants' Rights, 16th ed.
Berkeley, CA: Nolo Press, 2005.

California Landlord's Law Book, Vol. 1: Rights and Responsibilities, 11th ed.
Berkeley, CA: Nolo Press, 2004.