

Is Your Rental Uninhabitable

And you live in the City of Riverside?



“PATCH”

*(Protecting & Advocating for Tenable
Conditions in Housing)*

Inland Counties Legal Services, Inc.
(951) 368-2570
Toll Free (888) 455-4257

What can you DO about violations?

Some people may tell you that if there is a problem with the place where you live, you can stop paying rent. This is not true. If you do not pay rent, you run the risk of being evicted, which will go on your credit record and can make it hard for you to rent somewhere else in the future. You must follow certain steps to have habitability violations corrected. You need to tell your landlord about the problems at your rental residence. It is recommended that you report your concerns to the City of Riverside Code Enforcement Division for an inspection by a Code Enforcement Officer if your landlord does not make the repairs. If the Code Enforcement Officer finds violations at your residence, the property owner may receive notice of those violations and be given a reasonable time to make corrections. If your landlord does not make corrections, then you may be able to take alternative measures against your landlord. You should consult an attorney to discuss your particular situation BEFORE taking any other measures against your landlord. Then, you *may* be able to fix the problem and deduct the amount you spent from your rent, move out, or take other measures against your landlord.

Are you eligible for RELOCATION BENEFITS?

If you are ordered to vacate your rental property because of violations that threaten the immediate health and safety of you, your family, or others, you may be entitled to receive relocation benefits from your landlord, which will help you get settled into a new place.

If you or a guest of yours caused the violation, you are not entitled to relocation benefits. If it was caused by something else outside of your landlord's control, like a natural disaster, your landlord does not have to pay relocation benefits.

Helpful Websites

Law Help California www.lawhelpcalifornia.org

Inland Counties Legal Services
www.inlandlegal.org

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

Centro de Ayuda de las Cortes de California
www.courtinfo.ca.gov/selfhelp/espanol

Superior Court of California, County of Riverside
www.courts.co.riverside.ca.us

Your Public Law Library
www.publiclawlibrary.org

California Department of Fair Employment & Housing
www.dfeh.ca.gov

California Department of Consumer Affairs
www.dca.ca.gov

California Attorney General's Office
www.caag.state.ca.us

Housing & Urban Development www.hud.gov

National Housing Law Project www.nhlp.org

State Bar of California www.calbar.ca.gov

FindLaw www.findlaw.com

Have YOU done your duty as a tenant?

Before you should consider taking any action against your landlord, you must be sure that any problems in your home are not your fault and that you have met ~~with~~ your responsibilities as a renter. To see if you have done your duty under California law, ask yourself these questions:

- Have you kept your home as clean and sanitary as possible?
- Have you disposed of your garbage and other waste?
- Have you properly used and maintained your electrical, gas, and plumbing fixtures?
- Have you prevented others from damaging the building?
- Have you occupied the property and used it only for the purposes it was intended for (living, eating, sleeping, etc.)?

Has your LANDLORD done his or her DUTY under STATE law?

The City of Riverside may have additional laws that supplement California State Law. Though the City of Riverside Code Enforcement Division may have issued your landlord a notice, your landlord may not have violated your rights under state law. You may not be able to withhold rent or take any action against your landlord.

Can you answer YES to ONE OR MORE of these questions?

If you can answer yes to one or more of the following questions, your landlord *may* have violated state habitability regulations. You should consult a legal professional to find out what your options are.

- Are your doors or windows broken?
- Do your walls or roof leak?
- Is your plumbing out of order?
 - Is your toilet, bathroom sink or kitchen sink broken?

- Are your sinks and toilets not connected to a functioning sewage system?
- Is your water not connected to your fixtures?
- Do you lack hot and cold running water?
- Is your plumbing cross-connected between different fixtures?
- Is your gas line in out of order?
- Is your heating system broken?
- Are you missing electrical lighting?
- Is there exposed or faulty wiring?
- Is your home, the building, or the grounds unsanitary or dirty?
 - Are there piles of debris, garbage, etc.?
 - Are there insects, rodents, or vermin?
 - Is there stagnant water?
 - Are the dumpsters or other garbage receptacles in bad repair or missing?
 - Does garbage sit without being removed?
- Are floors, stairways, or railings damaged?
- Are locks on your doors or windows broken?
- Is your telephone wiring faulty?
- Is there poor ventilation?
- Are your bedrooms damp?
- Are the building's foundations deteriorated or not strong enough?
- Are the floor supports too small to safely support loads?
- Are there walls, partitions, or other supports that are split, leaning, etc., or that are not strong enough to carry loads?
- Do the ceiling or roof supports sag, buckle, etc.?
- Does the fireplace or chimney lean, bulge, etc.?
- Are there nuisances (things that are indecent, offensive to the senses that obstruct your use of the property or interfere with your comfortable enjoyment)?
- Is there broken or faulty mechanical equipment, including vents?
- Is there crumbling or loose plaster?
- Are outer walls missing paint or another protective covering?

- Are outer wall and roof coverings broken, rotted, split, or buckled?
- Are there devices, equipment, plants, or other combustible materials that create a risk of fire or explosion?
- Are there construction materials on the property?
- Did Code Enforcement determine that your building is unsafe due to inadequate maintenance?
- If the building is not fire-resistant, does it lack fire extinguishing equipment?
- Are rooms being used for purposes they were not designed or intended for? (Such as bedrooms being used as kitchens, etc.)?
- Is the building missing proper exits?
- Is there lead-based paint or other lead hazards?

If you can answer YES to one or more of these questions, or want to know more about habitability violations and what you can do contact:
INLAND COUNTIES LEGAL SERVICES
HousingLaw Services Center
Housing Hotline
(951) 368-2570
Toll Free (888) 455-4257
Do not risk your home and your credit!

ICLS is a non-profit 501(c)(3) corporation serving Riverside and San Bernardino Counties and receives federal, state and local county funding. Funders are the Legal Services Corporation, the State Bar of California Legal Services Trust Fund Program (also known as the "IOLTA" or "Interest on Lawyers' Trust Account" program); State of California Equal Access Grant Program, State of California Equal Access Partnership Grant Program, San Bernardino County Department of Aging and Adult Services and Riverside County Office on Aging, Department of Housing and Urban Development, and City of Riverside Community Development Block Grant Funds.

