





How to Get Repairs

If you have serious defects in your unit which affect you and your family's health or safety, you should:


 **Document the Problem-** When you move-in and later as problems arise, go room by room, list all defects and take photographs of them.

 **Request Repairs-** Write your landlord or manager a letter identifying each defect and requesting repairs. Keep copies of all letters for your file.

 **Do Your Part-** Cooperate fully with all reasonable repair efforts. Keep a journal or calendar and note what is done, by whom and when. If the repairs do not solve the problem, write to your landlord or manager.

 **Report the Problem-** If the defects are not repaired within 30 days (or less if it is an emergency) contact local code enforcement:

<http://www.sandiegocounty.gov/content/sdc/deh/fhd/housing.html>. Point out all defects to the inspector during the site visit and get a copy of each letter or notice sent to the landlord, for your records.

 **Follow Up-** Follow up with code enforcement until all defects are repaired. If this does not resolve the problem(s), contact AHA.

Affordable Housing Advocates
Tenants' Rights Project

AFFORDABLE HOUSING
Advocates



Tenants' Rights Project

Phone (619) 233-7263

Fax (619) 233-4828

www.affordablehousingadvocates.org

Affordable Housing Advocates

Who We Are

AHA is a nonprofit, public benefit corporation. We provide free legal services to eligible clients in housing cases. AHA works with tenants and advocates to enforce and expand tenants' rights, including the right to live in decent and safe housing. The Tenants' Rights Project is funded in part by grants from the State Bar of California.

What the Law Requires

Every rental unit must have:

△Effective weather protection, with a sound roof and exterior walls, including unbroken windows and doors

△Adequate security, with windows and doors that lock, including deadbolts on each exterior door

△Plumbing, gas, heat, electrical lighting and wiring in good working order

△A smoke alarm in each bedroom and in each hallway and a carbon monoxide detector

△Clean common areas, with adequate trash receptacles

△Floors, stairways and railings in good repair

What We Do

AHA assists low income tenants, individually and in groups, with housing problems such as:

- ◆Obtaining needed repairs, including:
 - Roof, plumbing or other leaks
 - Dampness, mold & mildew
 - Infestations, including mice and cockroaches
- ◆Notices
- ◆Evictions
- ◆Utility Shut-Offs (water, electricity, and/or gas, if required to be paid by your landlord)
- ◆Tenants in Foreclosure

For Other Housing Problems Contact:

- ◆Fair Housing Council of San Diego at (619) 699-5888 for housing discrimination problems
- ◆Legal Aid Society of San Diego, Inc. at (877) LEGAL AID (534-2524) for help with public or subsidized housing, mobile home/RV park tenancies, etc.
- ◆Small Claims Court Advisor at (858) 634-1777 for help with security deposit refunds, claims for back rent, etc.

If you are not eligible for free services from AHA or Legal Aid you may contact:

- ◆San Diego County Bar Association (800) 464-1529 or (619) 231-8585
- ◆Tenant Defenders (619) 573-9582
- ◆Tenants Legal Center (858) 571-7100; (858) 571-1166 Info

How To Apply For Help

Bring, fax or mail your completed and signed application to our office.

Intake is held by appointment.

How To Help

Law Clerks/Interns and Volunteers are needed to assist with:

- ◆Intake
- ◆Investigation
- ◆Research
- ◆Translation

To volunteer, please contact us at:
admin@affordablehousingadvocates.org

Working together,
we can make a difference.