

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 correspondence.

 **Do Your Part**- Cooperate fully with all reasonable repair efforts. You are entitled to at least 24 hours written notice before entry to get bids or make repairs. Civil Code § 1954. 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 in an emergency) contact local code enforcement: <https://www.sandiegocounty.gov/content/sdc/deh/fhd/housing/housingcomplaints.html> During the site visit, point out all defects to the inspector and request 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, contact us.

Affordable Housing Advocates
Tenants' Rights Project
427 C Street, Suite 304
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AFFORDABLE HOUSING Advocates



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A Qualified Legal Services Project

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 (with a 10-year, non-removable battery per Health & Safety Code § 13114) on each floor, in each bedroom and hallway and, if there are gas appliances, a carbon monoxide detector

△ Clean common areas, with adequate trash receptacles

△ Floors, stairways and railings in good repair

(See Civil Code § 1941.1 at:
<https://leginfo.ca.gov/faces/codes.xhtml>)

What We Do

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

- ◆ Notices
- ◆ Evictions
- ◆ Displacement/Relocation Benefits
- ◆ Obtaining needed repairs, after taking the steps recommended at:
<https://affordablehousingadvocates.org/tenants-rights-project/>
- ◆ Utility Shut-Offs (water, electricity, and/or gas, if required to be paid by your landlord)
- ◆ Tenants in Foreclosure
- ◆ Enforcing affordable housing restrictions

For help filing an answer to an unlawful detainer call go the nearest UD Clinic. For more information, go to:
<https://www.sdcourt.ca.gov/sdcourt/civil2/landlordtenant>

For other housing problems contact:

- ◆ Legal Aid Society of San Diego, Inc. (877) LEGAL AID (534-2524) for help with housing discrimination; public or subsidized housing, mobile home/RV park tenancies, and more See <https://www.lassd.org/>
- ◆ San Diego Superior Court, Small Claims at <https://www.sdcourt.ca.gov/sdcourt/smallclaims2> for help with security deposit refunds, claims for back rent, and more

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

- ◆ San Diego County Bar Association
<https://www.sdcba.org/?pg=MainLRIS>
- ◆ Law Office of Daniel Lickel
(619) 487-0042; danlickel@hotmail.com

How To Apply For Help

To access our online application, go to:
<https://affordablehousingadvocates.org/apply/>

To request an application, by email or mail, contact us at:

trp@affordablehousingadvocates.org
Intake is held by appointment, via telephone or ZOOM, unless a reasonable accommodation is requested.

How To Help

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

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

For more information, go to:
<https://affordablehousingadvocates.org/join-aha/>

Working together,
we can make a difference.