

San Diego Tenant and Landlord Rights Checklist

Landlord Rights Checklist

Security Deposit

- Ask for a security deposit
- Keep deposits within California legal limits
- Withhold the deposit for unpaid rent or damages
- Share the itemised deduction list with receipts

Property Access

- Give 24 to 48 hours notice before entry
- Enter only during normal business hours
- Enter without notice only during emergencies
- Access allowed for repairs, inspections, or showing the unit

Fees and Charges

- Charge bounced check fees
- Add late fees if mentioned in lease agreement
- Collect unpaid rent legally

Lease and Subletting

- Approve or deny subletting requests with valid reasons
- Enforce lease agreement terms
- Decide occupancy rules and pet rules

Eviction Rights

- Issue proper eviction notices
- File eviction case for lease violations
- Remove tenants through legal court process only
- Use just cause eviction rules under California law

Tenant Rights Checklist

Housing and Privacy Rights

- Receive equal housing opportunity
- Stay protected from discrimination
- Get privacy and quiet enjoyment
- Receive 24 hour notice before landlord entry

Rental Agreement Rights

- Receive written rental agreement
- Check rent amount and due date
- Review security deposit details
- Review utility and pet policy terms

Repair and Safety Rights

- Request repairs for unsafe conditions
- Use repair and deduct option if landlord fails to fix issues
- Live in a habitable and safe property
- Report code violations without retaliation

Eviction Protection Rights

- Receive proper eviction notice
- Get relocation assistance for no fault eviction
- Respond to eviction notice in court
- Ask for delay of eviction in some situations

Rent and Legal Protection

- Receive notice before rent increases
 - Get protection under rent control laws
 - File complaints for discrimination or illegal actions
 - Use mediation or legal aid services
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Lease Termination Checklist

Before Ending Lease

- Check lease type
- Review required notice period
- Give written notice properly
- Keep proof of notice delivery

Valid Reasons for Early Lease Termination

- Unsafe living conditions
- Domestic violence
- Military service
- Serious lease violations
- Harassment issues

Invalid Reasons for Early Lease Termination

- Moving closer to family
 - Buying a new house
 - Marriage or breakup
 - Job or school relocation
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Eviction Process Checklist

Step 1: Serve Notice

- 3 Day Pay or Quit Notice
- 3 Day Cure or Quit Notice
- Unconditional 3 Day Quit Notice for severe violations

Step 2: File Court Case

- Submit unlawful detainer complaint
- Attach lease and proof of notice

Step 3: Tenant Response

- Tenant gets 10 court days to respond
- Extra 5 days if notice sent by mail

Step 4: Court Hearing

- Bring lease and proof documents
- Attend hearing on scheduled date

Step 5: Move Out Period

- Sheriff serves writ of restitution
- Tenant gets 5 days to vacate

Step 6: Final Removal

- Sheriff removes tenant if needed
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Landlord Responsibilities Checklist

Property Duties

- Keep property habitable
- Handle repairs on time
- Return deposit within 21 days
- Provide relocation support if required

Legal Duties

- Give proper rent increase notice
- Avoid retaliation
- Allow reasonable accommodations for disabilities
- Disclose required property information

Required Disclosures

- Mold issues
- Flood risks
- Smoking policy
- Pest control history

- Utility payment details
 - Bed bug information
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Tenant Responsibilities Checklist

Payment Duties

- Pay rent on time
- Pay security deposit
- Follow payment methods mentioned in lease

Property Care

- Keep unit clean
- Avoid damage
- Dispose garbage properly
- Report repair issues quickly

Lease Compliance

- Follow guest and occupancy rules
- Follow pet policy
- Follow maintenance rules
- Follow all lease agreement terms