



HABITABILITY 103: TENANT & LANDLORD OBLIGATIONS

A Landlord's Obligations

Pursuant to California Civil Code sections 1941.1 and 1941.3, a landlord is required to ensure that a rental unit has the following:

- Effective waterproofing and weather protection for the roof, walls, windows, and doors
- Plumbing or gas facilities maintained in good working order
- Hot and cold running water and a working sewage system
- Heating facilities that are maintained in good working order
- Electrical lighting and wiring maintained in good working order
- Buildings, grounds, and common areas that are clean, sanitary, and free from the accumulation of debris, filth, garbage, rodents, and vermin
- Adequate garbage receptacles
- Floors, stairways, and railings that are kept in good repair
- Deadbolts on the exterior doors
- Proper locks on the windows

A landlord must also adhere to the standards set forth in the Health and Safety Code (sections 17920.3 and 17920.10). A building does not comply with these codes if the above conditions are present, or if the unit endangers the life, limb, health, property, safety, or welfare of the occupants or public.

A Tenant's Obligations

Pursuant to California Civil Code sections 1929 and 1941.2., a tenant is responsible for the following:

- Taking reasonable care of their rental units, as well as common areas such as hallways and outside areas.
 - Ex: take out trash regularly, use rooms for intended purposes, don't deface or seriously damage property
- Do not destroy, damage, or deface the premises, or allow anyone else to do so.
 - Do not remove any part of the structure, dwelling unit, facilities, equipment, or appurtenances
- Use and operate gas, electrical, and plumbing fixtures properly.
- Repair all damage that results from their neglect or abuse, and for repair of damage caused by anyone for whom they are responsible, such as family, guests, or pets.

IMPORTANT: Tenants should speak to a lawyer if they have specific issues with their rental units. This flyer is for general information only.

For more information:

