

Renting Issues

Landlord: the person in charge of the house or apartment

Tenant: (YOU) the person who is renting

When renting an apartment/house, the tenant (you) must sign a **Rental Agreement**. With the rental agreement, you are responsible for the following items:



- Security Deposit – A payment that you pay the landlord as a reserve in case you do not pay rent, and/or to repair damages you cause and/or to clean up the building once you move out.
- Payments of Utilities (gas/electricity, telephone) – These are not included in your monthly rent payment. You need to pay them separately and you must set up your own accounts. Some helpful websites include: www.sdge.com (electricity/gas), <http://www.sandiego.gov/water/> (water).
- Move-Out Notice – If you plan to move out, you must provide a written notice to your landlord 30-days in advance. You should keep one copy for your records.
- You are responsible for making monthly rent payments on time.
- You are responsible for keeping the apartment in good condition- clean, neat, and with no damages.
- You should not disturb other tenants.

Housing Problems:

- Repairs – Landlords are required to provide housing that meets standards of safety and sanitation. You need to inform landlords of housing problems that are in need of repair. Some examples of repairs that a landlord is required to make include: fixing leaking plumbing fixtures, replacing a faulty smoke detector, spraying an apartment for pests, and repainting walls that are peeling or flaking.
- Eviction (being ordered to move out) can result from:
 - Not paying or paying rent late.
 - Violating the terms of the Rental Agreement
 - Causing damage to the apartment

Note: You will receive a copy of your lease or rental agreement. Keep this copy in a safe place. Make sure that you understand what it says. If you don't understand, please ask someone to help you.