



## MONTEREY BAY PROPERTY MANAGEMENT

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### **Some things you should know about Tenants' Rights**

If the landlord obtains your credit report, the landlord must give you a copy of the report if you request it. It is unlawful for a landlord to discriminate against a person because of the person's race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or medical condition or mental or physical disability; or personal characteristics, such as a person's physical appearance.

The landlord must give the tenant reasonable advance notice in writing before entering the unit, and can enter only during normal business hours (generally, 8 a.m. to 5 p.m. Monday through Friday). A landlord can enter a rental unit only:

- In an emergency,
- to make necessary or agreed-upon improvements,
- to show the rental unit to prospective tenants, purchasers, or lenders,
- to provide entry to contractors or workers,
- or to conduct an initial inspection before the end of the tenancy,
- if a court order permits the landlord to enter,
- to inspect the installation of a waterbed.

If the landlord is holding a security deposit, a tenant may ask the landlord to inspect the unit prior to his departure and identify potential deductions from his security deposit. The purpose of this inspection is to give the tenant an opportunity to repair the conditions identified to avoid deductions from his deposit. Within 21 days after you move, your landlord must either return any security deposit being held, or provide an itemized statement that lists any deductions from your security deposit and the reasons for the deductions, together with a refund of any amounts not deducted. The landlord also must send you copies of receipts for the deductions from your security deposit with the itemized statement.

A landlord is obligated to repair the following: leaky roof, broken windows, faulty plumbing, faulty electrical system, and malfunctioning heating or gas facilities. The bathroom must be ventilated. The property must be clean and sanitary and free from vermin. The landlord must provide trash receptacles. The floors, stairways, and railings must be in good repair. Natural lighting should be provided in every room through windows or skylights. Windows in each room must be able to open at least halfway for ventilation, unless a fan provides mechanical ventilation. The main entry doors must have operable deadbolt locks (thumb-turn type) and windows must have operable locking devices. All rentals should have working smoke detectors.

*When you rent from a MontereyRentals.com company, you can be assured that we know the law and that we adhere to it. We respect your rights as a tenant.*