



Landlord's Rights and Responsibilities

Before the unit is rented, the landlord has the right to:

1. Offer and advertise vacant units for rent.
2. Screen potential tenants.
3. Select the tenant who is to reside in the rental unit.
4. Collect first month's rent and security deposit.

After the rental unit has been rented, the landlord has the right to:

1. Request mediation with the Rent Adjustment Program for issues with the tenant(s).
2. Petition for additional rent increases or exemption from the Rent Adjustment Program.
3. Enter the rental unit under the following circumstances:
 1. In an emergency.
 2. To make necessary or agreed upon repairs, decorations, alterations, or improvements, supply necessary services or show the unit to perspective buyers, tenants or workers.
 3. When a tenant has abandoned or given up the premises.
 4. As a result of a court order.
4. Initiate eviction proceedings under the Just Cause Ordinance, which include:
 1. Non-payment of rent.
 2. Failure to comply with a material term of the lease.
 3. Tenant causes or allows damage to the unit and refuses to pay for the damage.
 4. Tenant refuses to sign a new lease which is substantially the same as the old lease.



Tenant's Rights and Responsibilities

Under California Law (Civil Code 1941.1), the tenant has the right to:

1. Roofs and walls must not leak.
2. Doors and windows must not be broken.
3. Plumbing and gas must work properly.
4. Hot and cold water must be provided.
5. Heater must work and be safe.
6. Lights and wiring must work and be safe.
7. Enough cans and bins be provided for trash.
8. Floors, stairways and railings must be maintained and safe.
9. The rental unit must be clean, with no trash, rodents or other pests.
10. Sewer and septic system must be connected and working properly.

Also under California Health and Safety Code (Sections 17900 through 17995), the tenant has a right to:

1. A working toilet, wash basin, and bathtub or shower.
2. The toilet, and bathtub or shower, must be in a room which is ventilated and allows for privacy.
3. A kitchen sink, which cannot be made of an absorbent material such as wood.
4. Natural lighting in every room through windows or skylights (which should be able to open at least halfway for ventilation, unless a fan provides mechanical ventilation).

Under Oakland Rent Adjustment Ordinance (O.M.C., Section 8.22.010):

1. Tenant may request a mediation to discuss issues with the landlord.
2. Tenant may file a petition for an increase above CPI or decrease in service within the unit.