

Subject Guide: Landlord-Tenant Information Resources

This guide provides information on landlord-tenant issues in Santa Cruz County.

Local Agencies

The following local agencies provide information and referral information as well as counseling on landlord-tenant issues. Bilingual staff may be available. Visit the [Community Information Database](#) (CID) for more agencies.

Related Websites:

- [California Rural Legal Assistance \(CRLA\)](http://www.crla.org) (<http://www.crla.org>)
CRLA provides no-cost legal services, educational workshops, and community outreach to California's rural poor.
- [Conflict Resolution Center \(CRC\)](http://www.crcsantacruz.org) (<http://www.crcsantacruz.org>)
CRC offers public workshops, mediation services, group facilitation, and consultation to individuals, small businesses, and nonprofits in Santa Cruz County.
- [Senior Citizens Legal Services](http://www.seniorlegal.org) (<http://www.seniorlegal.org>)
Free legal advice and representation for seniors.

Self-Help Websites

These websites offer information and self-help resources for common landlord and tenant issues.

Related Websites:

- [California Courts Self-Help Center](http://www.courtinfo.ca.gov/selfhelp/) (<http://www.courtinfo.ca.gov/selfhelp/>)
This site provides questions and answers on landlord and tenant topics, free publications, useful web links, and legal forms.
- [California Office of Consumer Affairs](http://dca.ca.gov/publications/landlordbook/index.shtml) (<http://dca.ca.gov/publications/landlordbook/index.shtml>)
This site offers legal guides for common landlord and tenant situations, including how to deal with possessions left in a rental unit.

Library Internet Resources

Reference Databases:

- [LawDepot](https://proxy.santacruzpl.org/login?url=https://www.rbdigital.com/santacruzca/) (<https://proxy.santacruzpl.org/login?url=https://www.rbdigital.com/santacruzca/>)
LawDepot provides an extensive library of legal forms and resources, for those interested in protecting an estate, managing a rental property, setting up a business, or any other situation requiring legal forms. You'll need to create an account with RBDigital using your email address and library card number in order to access the library of forms.

Books

The following books are available in the Santa Cruz Public Library system.

Books:

- [California Landlord's Law Book: Evictions](#)

by Brown, David Wayne

Includes information on preparing notices, filing an unlawful detainer complaint in court, winning by default if the tenant doesn't respond, handling a contested case, representing yourself in court, dealing with eviction delaying tactics, and collecting the unpaid rent after you win.

- [California Landlord's Law Book: Rights and Responsibilities](#)

by Brown, David Wayne

Includes information on leases & rental agreements, security deposits, dangerous conditions, rent control, repairs & maintenance, discrimination & privacy, and evictions.

- [California Tenants' Rights](#)

by Brown, David Wayne and Portman, Janet

Information on understanding and negotiating a lease, inspecting a rental before you move in, fighting discrimination, getting needed repairs and maintenance, dealing with a nosy landlord, breaking a lease with minimum fall-out, getting your security deposit back, figuring out rules for rent increases, and fighting an eviction.

- [Every Landlord's Legal Guide](#)

by Stewart, Marcia

Includes information on choosing tenants, preparing a lease or rental agreement, collecting and returning deposits, avoiding discrimination charges, hiring a property manager, keeping up with repairs and maintenance, minimizing liability, dealing with problem tenants, and more.

- [Every Tenant's Legal Guide](#)

by Portman, Janet and Stewart, Marcia

Includes information on inspecting a place before you move in, negotiating a lease or rental agreement, putting roommate relationships on a sound legal footing, understanding key rules on rent increases and rent control, getting needed repairs and maintenance, protecting your privacy, fighting illegal discrimination, breaking a lease with minimum financial liability, getting your security deposit back, and understanding and preparing for eviction proceedings.

- [Leases and Rental Agreements](#)

by Stewart, Marcia

Includes information on preparing a lease or rental agreement, tailoring your documents to meet your needs, making required disclosures, complying with your state's laws on security deposits, privacy rules and discrimination, checking tenant references and credit, doing a final inspection when the tenant moves out, and more. Some forms are in Spanish.

- [Renters' Rights: The Basics](#)

by Portman, Janet and Stewart, Marcia

Information on leases and rental agreements, discrimination, rent, security deposits, privacy, roommates, repairs and maintenance, and more.