



Renting in Berkeley? You have rights!

- Regulated Rents
- Eviction Protections
- Security Deposit Interest
- Habitable Apartment

Security Deposit Basics

- 1** Before you move out, be sure to give the landlord a written, 30-day notice of your intent to leave! Include a mailing address where your deposit can be sent.
- 2** Within 21 days of the date you vacate, you should receive either your full deposit or the balance, with lawful deductions. If the landlord withholds more than \$125, s/he must include an itemized list of deductions and invoices/receipts for work performed.
- 3** The landlord may withhold money for the following reasons:
 - ✓ To remedy any unpaid rent
 - ✓ To fix damage caused by the tenant exclusive of ordinary wear and tear
 - ✓ To perform cleaning necessary to return the unit to its condition at the start of the tenancy
- 4** If you dispute the uses of your deposit, or if the landlord doesn't return the deposit within the 21 days required by law, give us a call!

Want more information?

Call a Rent Board Housing Counselor

510-981-RENT

Or visit our Web site:

www.cityofberkeley.info/rent

Breaking a lease

A tenant who breaks a fixed-term lease could be held responsible for rent for the remainder of the lease term unless a replacement is found. However, the landlord is obligated to “mitigate damages” by trying to re-rent the unit as soon as possible once the tenant vacates.

To help minimize the landlord’s loss of rent, we recommend that a tenant assist the landlord in trying to re-rent the unit as soon as possible. In most cases, the tenant and landlord can work together to find a suitable replacement, thus ensuring minimal losses on both sides.

A Guide to Renting in Berkeley

TENANTS’ RIGHTS WORKSHOP

April 24, 2012, 6-7:30 pm

Berkeley Public Library Community Meeting Room

2090 Kittredge Street

Refreshments Provided!

Call a Housing Counselor **510-981-RENT**



Rent Stabilization Program
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Visit Us:
Monday – Friday
9am to 4:45pm
except Wednesdays
Noon to 6:30pm



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