



California Landlord's Law Book, The: Rights & Responsibilities (California Landlord's Law Book : Rights and Responsibilities)

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For over 30 years, *The California Landlord's Law Book* has been guiding landlords safely and efficiently through the maze of regulations that affect them, and keeping them profitable and out of legal hot water.

Choosing tenants, raising the rent, and returning deposits--these are just a few of the things landlords do that are strictly regulated by law in California. Here, you will find all the easy-to-understand information you need to minimize legal risk, including a California-specific lease and rental agreement and more than 40 forms with complete instructions.

You'll learn how to:

- screen prospective tenants - without discriminating illegally
- prepare (and enforce) leases and rental agreements
- collect and return security deposits so as to avoid lawsuits
- raise the rent and change other terms of the tenancy
- hire, work with, and fire a property manager
- keep up with repairs and maintenance
- limit liability and rent withholding
- follow state privacy laws on entering rental units
- restrict tenants from subletting or hosting short-term guests
- act promptly when rent is late
- terminate a tenancy,
- ...and much more.

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