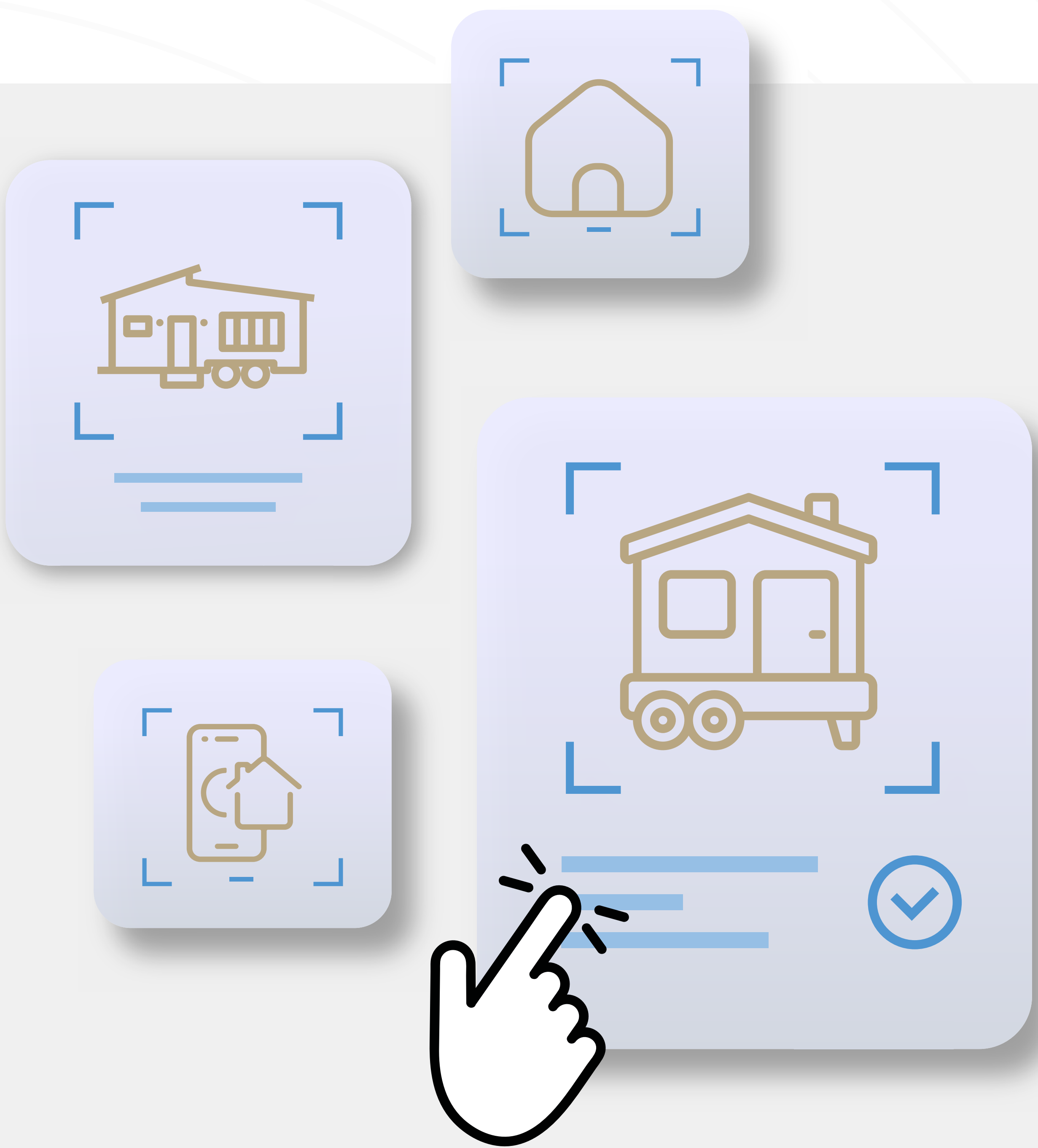


Resources for Tenants Who Live in Mobile Homes



The images provided are for illustrative purposes only and do not represent real-life situations or actual individuals. Any resemblance to actual events, people, or entities is purely coincidental.



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What Do You Need to Know?

As a tenant, you have the right to a safe and livable home, and there are steps you can take to protect those rights.

If you are a California tenant renting a mobile home and dealing with habitability or harassment issues, you should not need to continue to suffer.

Unfortunately, Tenant Law Group cannot assist all tenants who contact our firm with direct legal representation. However, we believe in empowering all California renters with information. This document is a free resource for tenants navigating issues specifically related to mobile homes, including important steps, tips, and resources that can help you address the situation.



1 Understand Habitability Standards for Mobile Homes

- **Basic Requirements:** Under California law, rental properties, including mobile homes, must meet basic habitability standards, which ensure that your home is safe, livable, and free from major defects. This includes:
 - Safe electrical, plumbing, and gas systems.
 - Proper heating and ventilation.
 - No pest infestations (e.g., rodents, insects).
 - Adequate weatherproofing (e.g., no leaks).
 - Safe stairways, windows, and doors.
- **Mobile Home-Specific Laws:** Mobile homes are also governed by the Mobilehome Residency Law (MRL) and the Mobile home Parks Act, which set specific standards for mobile homes and the parks where they are located.
- [Mobile home Residency Law Protection Program \(MRLPP\)](#)

2 Document the Issues

- **Take Photos and Videos:** Capture clear images or videos of any habitability issues, such as leaks, mold, faulty wiring, or pests. This will serve as evidence in case you need to take further action.
- **Keep a Log:** Record details about the habitability problems, including when they started, any communication with the landlord, and how the issues have affected your living conditions.

Begin with confidence, our practical [guide](#) walks you through documenting problems.



3 Notify Your Landlord in Writing

- **Written Notice:** California law requires that you notify your landlord or mobile home park management of any habitability issues in writing. Be clear and specific about the problems and request repairs or maintenance. This creates a formal record of your complaint.
- **Reasonable Time for Repairs:** The landlord has a “reasonable time” to address habitability issues (usually 30 days, or less for urgent repairs affecting health and safety).

4 Review Your Rental Agreement

- **Understand Your Rights:** Review your rental or lease agreement to see what responsibilities your landlord has regarding repairs and maintenance. Mobile home rental agreements may include specific provisions about what the landlord must repair, particularly in common areas of the mobile home park.
- **Landlord’s Obligations:** Typically, landlords are responsible for maintaining essential services like plumbing, electrical systems, and structural integrity. Tenants, on the other hand, are generally responsible for keeping their unit clean and free from excessive wear and tear.



5 Contact Local Authorities for Inspection

- **Code Enforcement or Housing Authority:** If your landlord fails to address the habitability issues, you can request an inspection by your local code enforcement office or housing authority. They can assess whether your mobile home violates local health and safety regulations.
- **Mobilehome Park Inspection:** You can also contact the California Department of Housing and Community Development (HCD) to report habitability issues in a mobile home park. The HCD enforces safety regulations specific to mobile homes and parks.
- Website: [California HCD](#)
- Phone: 1-800-952-5275

6 Repair and Deduct (if applicable)

- **Right to Repair and Deduct:** If the landlord fails to make necessary repairs within a reasonable time, California law allows tenants to pay for the repairs themselves and deduct the cost from their rent. However, this must be done cautiously:
 - You must provide the landlord with notice of the issue.
 - The cost of repairs cannot exceed one month's rent.
 - You can only use this option twice in any 12-month period.



7

Request a Rent Reduction

- **Rent Adjustment:** If the habitability issues significantly affect your use and enjoyment of the mobile home, you may request a reduction in rent until the problem is resolved. This could be due to issues like lack of heating, water leaks, or electrical problems that make parts of the home unusable.
- **Negotiate with the Landlord:** You can negotiate directly with your landlord to temporarily reduce rent until repairs are made. Be sure to get any agreement in writing.

8

File a Complaint with the Department of Housing and Community Development (HCD)

- **HCD Complaint:** If habitability issues go unresolved, you can file a formal complaint with the California Department of Housing and Community Development (HCD).

They regulate mobile home parks and can help enforce safety standards in parks.

- [HCD Mobilehome Complaint Form](#)



9 Seek Legal Assistance

- **Legal Aid:** If you are unable to resolve the issue with your landlord, seek legal assistance. Legal aid organizations can help you understand your rights and take action if your landlord fails to maintain a habitable living space.
- Examples of legal aid organizations in California:
 - [Bay Area Legal Aid](#)
 - [Legal Aid Foundation of Los Angeles \(LAFLA\)](#)
 - [Central California Legal Services \(CCLS\)](#)

10 Request Relocation or Break the Lease (as a last resort)

- **Relocation Assistance:** If your mobile home becomes completely uninhabitable due to habitability issues, you may have grounds to request relocation assistance from your landlord, especially if local ordinances or the rental agreement cover it.
- **Breaking the Lease:** If the habitability issues are severe and your landlord refuses to resolve them, you may have the right to break the lease. Consult with an attorney before taking this step to ensure it's legally justified and to avoid penalties.



11 Know Your Rights Under the Mobilehome Residency Law (MRL)

- **MRL Protections:** The Mobilehome Residency Law (MRL) provides protections specific to mobile home park residents, including maintenance of common areas, utilities, and other facilities. Familiarize yourself with the MRL to understand your rights regarding repairs and maintenance.
- [California MRL Handbook](#)

By following these steps and understanding your rights as a mobile home tenant, you can address habitability issues and ensure your living space is safe and comfortable.



Where Can I Get Legal Help as a Tenant Living in a Mobile Home?

If you're a California tenant living in a mobile home and Tenant Law Group is unable to represent you, the following legal aid and advocacy organizations can assist.

Tenant Law Group Legal Aid Directory



See the full list by scanning the QR code or clicking the link to visit our [website](#).

This document provides general information about landlord-tenant laws in California and is not intended as legal advice. We encourage you to consult with a qualified tenant rights attorney or local tenant advocacy organization for guidance specific to your situation.

