

What can I do if the tenant won't allow me inside the unit to make repairs?

Your rental lease (and California law) grants you certain rights to enter the unit without the tenant's permission. For example, you may do so (a) if you believe an emergency exists, or (b) you have given the family advance notice of your intent to enter. Caution - you should avoid entering the unit without the tenant's permission if at all possible, and when done, should be in the presence of another adult. The Housing Authority suggests that landlords seek legal advice from an attorney for landlord/tenant issues. There are also property management groups where landlords share information.