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# In This Issue

June 2023

## Features

### 10 Inflation Slams California's Rental Market

#### How to Fight Back

By Mercedes Shaffer

### 28 Asbestos? Lead? It Pays to Do Things Right

By Ali Sahabi

### 33 Roofing 101: "Restoration Coatings"

By Steve Pinkus



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## Departments

### 6 President's Message

By Elaine Hutchison

### 8 Executive Director's Update

By John Edmond

### 16 Dear Maintenance Men

By Jerry L'Ecuyer and Frank Alvarez

### 31 Landlord/Tenant Questions and Answers

Kimball, Tirey, & St. John LLP

## Plus

5 May General Membership Meeting

9 Principles of Rental Housing Management Part 1

17 Member Referral Program

19 AACSC's 53rd Annual Tradeshow

20 Management Service Council Directory

23 Product Service Council Directory

35 Principles of Rental Housing Management Part 2

42 Back the PAC

43 Classified Ads

45 AACSC Affinity Partners

46 CIC Apply Connect

49 Advertisers Index

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# President's Message

By Elaine Hutchison



"Thank you to all AACSC's 2023 renewing and new members."

## The Price of Paradise: Untangling California's Housing Affordability Web

The housing affordability crisis in California has reached a critical point, posing significant challenges for rental property owners across Southern California. Unfortunately, recent years have seen a series of policies that have only exacerbated the situation instead of alleviating it. To effectively address this crisis, it is crucial to find a balance between protecting tenants' rights and considering the interests of property owners. Let's delve into the key issues and potential solutions.

One fundamental aspect that underpins a thriving housing market is strong property rights protections. Unfortunately, California has witnessed a decline in such protections in recent years, as exemplified by the prolonged eviction moratoriums. Initially implemented as a response to the COVID-19 pandemic, these moratoriums have brought financial strain and uncertainty for both tenants and landlords.

The government's decision to impose strict lock-downs and economic regulations during the pandemic had far-reaching consequences.

While aimed at safeguarding public health, these measures proved largely ineffective in curbing the virus's spread. Instead, they inflicted significant damage on individuals'

livelihoods, disrupted education, and severed personal connections during times of illness and loss. California's COVID-19 laws were among the strictest nationwide.

Eviction moratoriums, implemented to prevent tenants from being evicted due to pandemic-related economic hardships, further compounded the challenges. While rental assistance programs were introduced to alleviate the burden, many landlords never received the funds they were owed. The process often required tenant cooperation, leading to delays and financial losses for landlords. Consequently, unpaid rent has accumulated to billions of dollars across California, resulting in some landlords losing their properties, including their own homes.

The restrictive rent control laws imposed by Assembly Bill 1482 in 2019 have also added to the uncertainty faced by property owners. These limitations on rent increases and the increased difficulty of eviction have created an environment that undermines the rights of landlords. Additionally, the requirement for landlords to provide relocation assistance in "no fault" evictions further impacts their financial stability.

*Continued on page 12*





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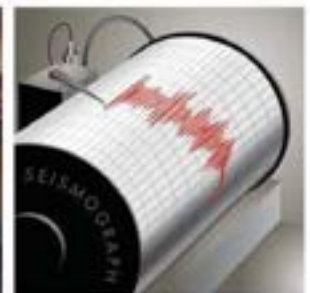
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# Executive Director's Update

*By John Edmond*



## California Senate Approves Game-Changing Bill Impacting Rental Property Owners

In a groundbreaking move, the California Senate has given its stamp of approval to a bill that is set to revolutionize the landscape for rental property owners across the state. This transformative legislation, SB 567, has ignited intense debates and sparked significant anticipation among stakeholders. With provisions that impact residency rights, maintenance operations, property sales, and more, this bill heralds a paradigm shift for rental property owners in California.

Amidst the backdrop of this legislative transformation, rental property owners find themselves at the center of a whirlwind of change. As SB 567 gains momentum, it redefines the traditional boundaries and rights that rental property owners have long held. Let us delve into the details of this sweeping bill and uncover the implications it holds for rental property owners.

The bill opens with a redefinition of the term "rental property owner" as an individual holding at least a 51 percent ownership interest. This seemingly minor adjustment sets the stage for significant repercussions. Under this new definition, rental property owners who possess properties through family trusts or shared ownership structures face the possibility of being unable to occupy their own units or accommodate family

members. The notion of homecoming, once cherished by rental property owners, is now under scrutiny, leaving them to grapple with the potential loss of a place they call their own.

However, the implications of SB 567 extend far beyond matters of residency. Maintenance, a vital aspect of property ownership, is poised to face challenges of its own. The bill introduces a requirement that rental property owners obtain permits before terminating tenancies for major repairs. While the intent behind this provision is to ensure thorough property maintenance, it has the potential to become an arduous hurdle for rental property owners. Navigating the complexities of obtaining permits, especially in situations where they may not be necessary or readily available, could impede essential maintenance work. The fate of rental properties now hangs in the balance, entangled in a web of bureaucratic red tape.

As the winds of change sweep through California's rental property market, the bill unveils a significant extension to the notice period for rental property owners seeking to remove units from the rental market. Under the existing law, a 60-day notice suffices, but SB 567 proposes an amplified notice period

*Continued on page 14*





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## Inflation Slams California's Rental Market

### How To Fight Back

*By Mercedes Shaffer*

Rent control policies have long been a topic of debate, with proponents arguing for tenant protection and affordable housing, while opponents claim rent control has the opposite effect. In California, where the housing crisis is particularly severe, statewide rent control limits rent increases to 5 percent + CPI, with a max of a 10 percent annual increase. Let's put aside the idea that government shouldn't be usurping business owner's rights by setting rates and limiting profitability. Most property owners would say that a 10 percent max increase is very reasonable, especially given that in most years the market has naturally limited housing providers to about 3-5 percent. However, the combination of inflation on goods and services, and escalating utility bills, has made it increasingly challenging for property owners to maintain profitability, let alone have funds to reinvest in property improvement.

**Why Would Anyone Want to Raise the**

**Rent More than 10 Percent?** When inflation was between 2-3 percent per year, a 10 percent rent cap seemed tolerable. In addition to having to pay my gardeners, contractors, tradesmen, and even material costs 15 - 40 percent more than in 2022, I just received a notice from the Sanitary District letting me know that my sanitation bill will be going **UP 17 percent!**

The increase in utility costs is not isolated but rather indicative of a broader inflationary trend. Rising prices in the energy sector often reverberate throughout the economy, affecting the cost of goods and services across sectors. As utility expenses rise, so do all costs associated with maintaining a property, and let's not even get started on the skyrocketing cost of property insurance. Although government is regulating what I can charge, they are not playing by the same rules or absorbing any of the risk.

**Local Rent Control Can Be Even More Restrictive**

*Continued on page 18*





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# President's Message

*Continued from page 6*

Recently, Senate Bill 567 proposed additional restrictions on landlords' control over their properties. While some extreme provisions were ultimately removed from the bill, it still raised concerns among property owners. The bill aimed to reduce the rent cap, eliminate exemptions for certain properties, and limit eviction in cases where the property owner or their relative desired to move in, particularly if the tenant was elderly, disabled, or terminally ill. Such measures could pose future threats to property owners' rights. Given the challenging environment, it is understandable that developers and landlords may hesitate to provide more housing in California. The demonization of landlords, the issue of unpaid rent, and the complex legal processes required to address problematic tenants all To effectively address California's housing affordability crisis, it is essential to adopt a balanced approach that respects the rights of both tenants and property owners. This involves promoting strong property rights protections, encouraging collaborative solutions, and implementing sustainable policies. By finding common ground and fostering a cooperative environment, we can create a housing market that benefits all parties involved and helps alleviate the affordability crisis that persists in the Golden State. contribute to an environment that discourages property owners and developers. This, in turn, further diminishes the already limited housing supply and exacerbates the affordability crisis.





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# Executive Director's Update

*continued from page 8*

of 120 days. While this extension aims to provide tenants with additional time to secure alternative housing arrangements, rental property owners find themselves caught in the midst of a delicate dance between honoring tenant rights and their own need for flexibility. The repercussions of this prolonged notice period could reverberate throughout the rental property market, potentially hindering rental property owners' plans to repurpose or sell their properties in a timely manner.

In an unexpected twist, SB 567 introduces a provision that prohibits future property owners from renting out units that have been removed from the rental market. This revelation sends shock waves through the industry, affecting not only current rental property owners but also potential buyers. The once-flourishing market for smaller properties is poised to experience significant disruptions, with limited options available for prospective buyers. The very essence of property sales is poised to undergo a transformation, leaving rental property owners grappling with uncertain prospects and potential depreciation of their investments. SB 567 not only presents a redefinition of rights and responsibilities but also introduces an array of punitive measures to enforce compliance. The bill's severe penalties encompass liability for up to three times the actual damages, punitive damages, and the burden of attorney's fees.

With the sword of legal consequences hanging overhead, rental property owners are faced with an unprecedented level of accountability. The fear of non-compliance looms large, urging rental property owners to tread cautiously as they navigate uncharted waters.

Conclusion:

The California Senate's resounding approval of SB 567 heralds a seismic shift for rental property owners in the state. As the dust settles, rental property owners are left to grapple with the redefined boundaries of residency rights, the challenges posed to maintenance operations, the impact on property sales, and the weight of stringent penalties. With the rental property landscape undergoing a metamorphosis, rental property owners must navigate this uncharted territory, armed with a keen understanding of the implications and a strategic approach to adapting to the changing norms. As SB 567 continues its journey through the legislative process, rental property owners and industry stakeholders alike await its final form with bated breath, recognizing that the implications of this transformative bill will shape the rental property landscape for years to come.





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# Dear Maintenance Men:

*By Jerry L'Ecuyer and Frank Alvarez*

## Dear Maintenance Men:

I own a small apartment building with an average amount of landscaping around the property. I have a garden service that comes each week; they cut and edge and do what their supposed to do, I think, although they don't spend a lot of time at the property. What should I expect from my landscapers or garden service?

### John

Dear John:

We have a minimum list of items that must be completed at a property. If these items are skipped or ignored, we feel the property will suffer. On a weekly basis, we expect the garden service to provide the following:

1. Cut the grass.
2. Edge the grass.
3. Pull out weeds between the sidewalk cracks, walk around the building, including the alley.
4. Turn over the dirt in all the flowerbeds each week.
5. Pick up any trash around the property.
6. Broom, blow or hose down the walkways.
7. Turn on the sprinkler lines, check for clogged heads, broken lines etc.
8. Check that the timer is set properly.
9. Cut, trim and thin any shrubs or bushes.
10. Maintain communication with the owner about problems or improvements.

*Continued on page 25*





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# Inflation Slams California's Rental Market

## How To Fight Back

*Continued from page 18*

Rent control laws in California vary by city, with each city council setting their own regulations. These laws typically limit the amount housing providers can increase rents on existing tenants to 3 percent or sometimes less, and often require just cause for eviction. While these policies aim to provide stability and affordable housing, they usually have unintended consequences for both tenants and property owners. Owners can't afford to stay in business so the properties are sold for redevelopment, or left derelict due to lack of funds to reinvest or removed from the rental market - exacerbating the existing housing crisis

Some cities that have more restrictive rent control laws, such as Santa Ana, have a process where an owner can contest the low rent cap if they can prove that it has a detrimental financial impact on the owner. Given the steep rise in inflation, it seems that every property owner would have an easy time proving this.

### **Impact on Investors**

For rental property owners, the combination of rent control, inflation, and rising utility costs can result in a challenging financial landscape. The inability to adjust rental prices to match increasing expenses can lead to diminishing profits or even losses and financial ruin, forcing

property owners to sell their apartments when they had intended to keep the investment properties forever and pass them along to their heirs.

### **Effects on Tenants**

While rent control aims to protect tenants from excessive rent increases, it can actually diminish the supply of housing and compel owners to be even more selective about the creditworthiness of rental applicants. As property owners face financial pressures, they have less incentive to invest in property improvements or maintenance, leading to a decline in housing quality. Additionally, limited rental supply due to mom-and-pop owners exiting the market often results in corporate private equity giants purchasing apartments for redevelopment. They have the financial resources to make the kinds of broad sweeping changes that eliminate affordable rental housing altogether. In San Diego, Blackstone recently bought a portfolio of 66 low-rent apartment buildings and tenants who haven't had their rent increased in years, are nervous about what changes this may bring. I am seeing an increase in the amount of owners who want to cash out now, before the inflation-to-rent price equation gets even more unbalanced.

*Continued on page 36*





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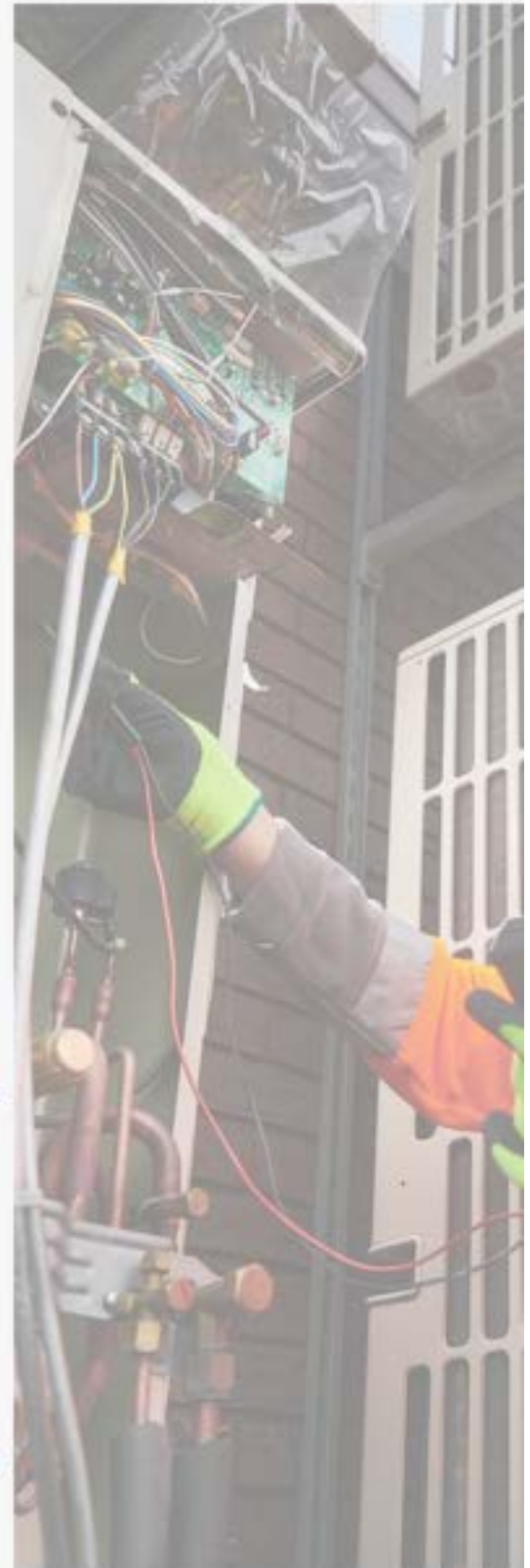
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# Dear Maintenance Men:

*Continued from page 16*

The above list takes time, half an hour minimum at a small property. If your landscape gardener completed the list on a weekly basis, you could very well have the best-looking property on the block! Which means higher rents ... if you add color flowers ... even higher rents!

Finding a landscape gardener to do above list consistently is not easy. Ask your local apartment association for recommendations or look in your neighborhood or city for a property with outstanding landscaping and ask who the gardener is. Have him give you a quote according to your "list". Keep in mind a landscape company or gardener who give the above service will charge more than a "blow and go" gardener, however your property will reflect their above average service.

**Dear Maintenance Men:  
I have an opportunity to buy a small power snake for cleaning out kitchen & bathroom drains. At the rate my tenants block their drains it should pay for itself in no time. Is this a good idea?  
Dale**

Dear Dale:  
We understand that almost any excuse is a good reason to buy a power tool. But... most bathroom and kitchen drains can be cleared with a three-foot hand snake. The tub or shower will typically have a hair stoppage j

ust past the tub shoe and the bathroom sink will have a toothpaste and hair stoppage in the trap before the wall. The kitchen sink will typically be stopped on the garbage disposal side because of improper usage of the disposer. If both sides of the kitchen sink are blocked, then it may be necessary to use the power snake.

Power snakes can be very dangerous. Most operate with a ¼ to ½ horse motor, which packs quite a punch, especially if your finger or arm gets caught! If you buy this snake, we highly recommend that you get some training on your machine. Power drain cleaning is very much an "art" when done well. Knowing when you hit the stoppage and when the snake is snagged comes with experience. A broken snake cable in your drain system will be far more expensive than simply calling an experienced plumber when needed. Another thought is most kitchen stoppages are caused by grease. Your snake will only temporarily clear the stoppage. Getting a company to "Hydro-Jet" your drains every year may help cure your chronic grease stoppages.

**Dear Maintenance Men:**

**How do I get a fiberglass tub clean without scratching the surface?**

**John**

*Continued on page 30*



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**Leslie Diaz-Villavicencio**  
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*The Multifamily Energy Efficiency Rebate Program is implemented by ICF under a contract awarded by the administrator, SoCalGas®, through December 31, 2017.*

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*By Ali Sahabi*

## **Asbestos? Lead?**

### **It Pays to Do Things Right**

Many older homes and apartment buildings contain lead and asbestos. Owners sometimes downplay the health hazards these substances pose to humans and the environment. Some bypass the rules by removing these contaminants undercover — hoping that no one finds out.

Failure to comply with laws on the removal of these hazards can lead to health problems for workers and tenants alike. In addition, there are hefty penalties — even potential jail time — for those who ignore the law.

Many older homes and apartment buildings contain lead and asbestos. Owners sometimes downplay the health hazards these substances pose to humans and the environment. Some bypass the rules by removing these contaminants undercover — hoping that no one finds out.

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In another case, a federal appellate court in Chicago in 2013 upheld a lower court's 10-year prison sentence for a sprinkler contractor who removed asbestos from piping without the proper training or licensing, and disposed of the material in dumpsters and abandoned farmhouses.

Figures for 2020 showed that the EPA opened 247 criminal investigations (despite limitations during the pandemic). Criminal cases in 2019 resulted in a 94 percent conviction rate among those brought to trial, the EPA reported.

*Continued on page 39*





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# Dear Maintenance Men:

*Continued from page 25*

Dear John:

The nice thing about fiberglass tubs and showers is that no matter how dirty they get, they are fairly easy to clean up. Be careful not to use any abrasives on the fiberglass, such as scouring pads, steel wool or gritty cleaning solutions. "Soft Scrub" may be used sparingly on soap scum buildup. "Lime-Away" may be used for hard water mineral deposits but read the directions and look for the fiberglass warning or approval statement. If you have very tough stains, moisten a cloth with clean Acetone solvent or nail polish remover. Do not let the Acetone pool as it may soften the fiberglass material. Acetone and many other cleaners have very strong vapors, so it is important to ventilate the area properly. After all the cleaning is done, the fiberglass surface may be dull. Use a fiberglass conditioner and glossing paste to bring the tub or shower back to its original condition. You can use a product called "Gel Gloss" to bring back the shine.

***WE NEED Maintenance Questions!!!*** If you would like to see your maintenance question in the "Dear Maintenance Men:" column, please send in your questions to: **DearMaintenanceMen@gmail.com**

## **Bio:**

**If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment, please call Buffalo Maintenance, Inc. at 714 956-8371**

**Frank Alvarez** is licensed contractor and the Operations Director and co-owner of **Buffalo Maintenance, Inc.** He has been involved with apartment maintenance & construction for over 30 years. Frankie is President of the Apartment Association of Orange County and a lecturer, educational instructor and Chair of the Education Committee of the AAOC. He is also Chairman of the Product Service Counsel. Frank can be reached at (714) 956-8371

**Frankie@BuffaloMaintenance.com For more info please go to:**

**[www.BuffaloMaintenance.com](http://www.BuffaloMaintenance.com)**

**Jerry L'Ecuyer** is a real estate broker. He is currently a Director Emeritus and Past President of the **Apartment Association of Orange County** and past Chairman of the association's Education Committee. Jerry has been involved with apartments as a professional since 1988.





## Landlord/Tenant Questions & Answers

*by Kimball, Tirey & St. John LLP*

**1. Question:**How can we determine if the roaches in the apartment were the result of bad housekeeping?Is it our responsibility to get rid of the roaches?

**Answer:**Ask your pest control professional to give their opinion. The court will rely heavily on expert testimony in these cases. If you can prove the tenant was responsible for the infestation, they are responsible for the pest control cost. Landlords are responsible to make a unit habitable, which means free from pest control issues.

**2. Question:** If our tenant sublets, and the sublessee defaults in the rent, do I give a notice to the tenant or the sublessee?

**Answer:**Serve each one a notice with both of their names on it. They should be evicted in the same action.

**3. Question:**What should I do if I suspect drugs are being sold out of one of our apartments?

**Answer:**Call the police and report the incident. Ask the police for any further direction. Document all of the calls and what you said, did and observed. Finally, contact an attorney to determine whether you have enough evidence to proceed with a notice or an eviction.

**4. Question:**If a tenant does not give a 30-day

notice of intent to vacate, can the full security deposit be kept by the landlord?

**Answer:**If the tenant is month-to-month, you can deduct for unpaid rent for up to 30 days from the date the tenant vacated, minus amounts paid by a replacement tenant (if any) during that 30-day period. You must make reasonable efforts to find a replacement tenant during that time.

**5. Question:**I have signed a lease for one year with a tenant and now he wants to leave after four months. What is my recourse?

**Answer:**The tenant is responsible for the rent up to the date the lease expires, minus amounts paid by a replacement tenant (if any) during that period. You must make reasonable efforts to find a replacement tenant. If the tenant leaves for domestic violence or because they are going on active duty – the tenant will have additional protections, speak to an attorney in these cases.

**6. Question:**New tenants moved into our apartment complex one month ago. Since they moved in, we have received noise complaints about them from other tenants in the complex, who now want to vacate because of the disturbances. What should I do?

*Continued on page 37*



*Kristina*  
DUGGAN

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## **Roofing 101 Series: Restoration Coatings**

### **Industrial Suntan Lotion**

*Authored by Steve Pinkus, Owner of Royal Roofing Company*

The phrase “out with the old and in with the new” sounds great at first, but new often equates too expensive. On the other hand, doing nothing doesn’t help, and ongoing maintenance only works for so long.

If you qualify, a full roof replacement can often be avoided with a roof restoration coating. If your roof is tired from battling the elements, you can likely bring new life to it with a rejuvenating system. A variety of coating options can be used in a restoration that is like a spa day for your roof. They revitalize in the short term, and in some instances, you’ll never have to replace your roof again.

They work by creating a seamless “monolithic” seal over your existing roof membrane. After a primer coat is applied, a thick, liquid coating is either rolled or sprayed on. As it dries, it soaks into the surface of your roof, filling in cracks and loose seams to create a waterproof barrier.

If your roof is approaching 10 years old, or if it is newer and tenants are complaining about interior heat in summer months, a restoration coating can add another 10+ years of longevity and even permanently extend its life. Two of the most popular coatings on the market are acrylic and silicone based. While they aim for the same goal, they have important differences and uses.

#### **Acrylic Coatings -- The Original**

Acrylic-based coatings are one of the most popular ways to restore your roof and protect it from harmful UV rays. They are highly reflective, easy to apply, and a cost-effective solution for a tired roof in need of care. Further, they are VOC-compliant, meaning they will not bother tenants and neighbors with a harsh smell while being applied.


At the same time, acrylic coatings are not the right fit for every roof. Despite being meant to protect your building from the weather, they oxidize over time and are not 100 percent waterproof in the long run. After being applied, these coatings can still re-emulsify when exposed to water, making them slowly wash away. They can lose a few millimeters of thickness each year, and if you were to peek at your roof after rainfall, you may even see it dissolving into small pools of what looks like watered-down skim milk.

Having a sloped metal roof mitigates this significantly, but if you have a flat roof that is susceptible to ponding water forming when it rains, acrylic coatings are not an ideal restoration solution in the long run.

#### **Silicone Coatings -- Gold Standard**

With technological advances over the years, silicone-based roof coatings have emerged


*Continued on page 42*



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# Inflation Slams California's Rental Market

## How To Fight Back

*Continued from page 25*



### RATE ADJUSTMENT NOTICE

On July 25, 2022, the Costa Mesa Sanitary District Board of Directors adopted annual charges for wastewater collection services. Based on the 2022 Wastewater Rate Study, it is necessary to increase the annual service rate by 17% to maintain healthy reserve fund balances and execute necessary capital improvement projects. This rate increase will go into effect on July 1, 2023.

<u>Customer Class</u>	<u>Current Rates</u>	<u>New Rates</u>
Single-Family Residential	\$101.22	\$118.43
Multi-Family Residential	\$76.83	\$89.89
Commercial – Ave Strength	\$44.13	\$51.63
Commercial – High Strength	\$49.14	\$57.49
Industrial	\$113.64	\$132.96
Trailer	\$71.35	\$83.48
ADU	\$37.21	\$43.54

### Conclusion

Rent control in California has been a topic of contention, with concerns about its impact on housing provider's profitability. The combination of inflation and rising utility costs places additional financial strain on a property owner operating under rent control regulations. More fundamentally, it's the government stepping in to take control of a business, without assuming any of the risk, which infringes on everything that the free market stands for. Your vote counts, so vote for candidates who oppose rent control, and exit cities with tough rent control ordinances so that your tax dollars aren't supporting them.

*If you're considering buying, selling, doing a 1031 exchange, or cashing out while prices are high AND deferring taxes, call me at 714.330.9999 or email me at [InvestingInTheOC@gmail.com](mailto:InvestingInTheOC@gmail.com) to learn about your options. I'm Mercedes Shaffer, a real estate agent with Coldwell Banker, helping you build wealth one door at a time. DRE 02114448*



# Landlord/Tenant Questions & Answers

*Continued from page 31*

**Answer:**Contact an attorney about serving a notice. If the disturbances are major and continuous, the court may grant an eviction. Witnesses will be required to prove your case in court if the case is contested.

**7. Question:**If you state in the month-to-month contract that rent is due on the 1st of each month, but there is not a late charge until after the 10th, can the resident pay every month on the 10th?

**Answer:**The rent is delinquent the day after the rent is due. Provided that the day the rent was due was a business day, a 3-day notice to pay rent or quit can be served the next day, even though the late charge is not yet due.

**8. Question:**I have a prospective tenant whose company will pay his rent as a perk to his job. Who must sign the lease?

**Answer:**Ideally you should have the occupant named as the tenant and sign the lease.

There are a number of potential issues that can arise if the employer signs the lease, and those issues should be discussed with an attorney (before signing a lease with the employer). Landlords are required to accept third party payments, provided that the third-party payor provides a statement that the payment will not create a tenancy on the part of the payor.

**9. Question:**If a guest causes problems or damages the property, what is my recourse?

**Answer:**The tenant is responsible to pay to repair any damage caused by their guest's

negligence or intentional act. If the tenant fails to pay, a 3-day notice to perform conditions and covenants or quit can be served, followed by an eviction. It will be landlord's burden to prove the damage was done by the guest or invitee.

**10. Question:**If someone owes late charges and NSF check charges, do I give them a 3-day notice to pay rent?

**Answer:**No, serve a notice to perform covenant or quit for late charges and NSF charges. A 3-day notice to pay rent or quit should only include rent – no late charges or NSF charges. A cure or quit is only permitted when the obligation to pay a late fee or NSF charge is in the written lease agreement.

**11. Question:**One of our tenants is moving out in three weeks. She has refused to allow any prospective tenants to see the apartment. Is there any way we can force her to let us in since the law says we have the right to show it?

**Answer:**You may be able to serve her with a notice to perform conditions and/or covenants or quit requesting.

**12. Question:**Three roommates signed the lease. If one roommate doesn't pay their share, are the other roommates responsible for the unpaid amount?

**Answer:**Most leases have a "joint and several" liability provision, making all of the roommates fully responsible for the full amount due.

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## Asbestos? Lead?

# It Pays to Do Things Right

*Continued from page 28*

### What does the law require?

Asbestos is a dangerous carcinogen, and exposure to high levels of lead can cause anemia, weakness and kidney and brain damage.

There are many laws regulating the testing and treatment of asbestos, lead and other potential hazardous materials used in older structures, particularly those built prior to 1979.

Whenever asbestos or lead are found, state, local and Environmental Protection Agency offices must be notified. The National Emission Standards of Hazardous Air Pollutants require work areas be sealed off and that waste be disposed at a hazardous materials facility. The Occupational Safety and Health Administration mandates strict safety protocols for workers, who are at risk of cancer, kidney and lung problems, even death when exposed.

### It Pays to Do Things Right

Selecting the right contractor for dealing with environmental issues and other unexpected twists that may arise during construction of

building renovations, seismic retrofits and other projects will help ensure that laws and safety protocols are followed. Doing so protects building owners and management companies from liabilities associated with the improper handling and disposal of toxic substances.

Generally speaking, a reputable company with a solid track record and decades of experience like Optimum Seismic is going to follow the letter of the law. And, in the rare instance where something is not done right, that company — based on its name and solid reputation in the industry, its licensure and bonded status — is going to assume responsibility for its actions.

A fly-by-night company, one more likely to bypass regulations in order to slip in a lower bid on a project, probably won't stick around if legal problems arise.

Protect yourself by making sure you select a contractor who will follow the law, do the job right, and deliver your project on time and on budget.

### About the Author

*Recently appointed to Los Angeles Mayor Karen Bass' Transition Team, Ali Sahabi, previously received the California Governor's Environmental and Economic Leadership Award for taking a sustainable approach toward community development and environmental restoration. A licensed General Engineering Contractor (GEC), Sahabi is an expert in building resilience and sustainability. He is Co-Founder and Chief Operating Officer of Optimum Seismic, Inc., which has completed more than 3,500 structural retrofit and adaptive reuse projects for multifamily residential, commercial, and industrial buildings throughout California.*

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- Learn your rights and responsibilities
- familiarize yourself with the most common violations
- learn about the frequency and cost of an inspection
- know what the inspectors are looking for.

SPEAKER



Oliver John-Baptiste





# ROOFING 101

## "Roof Education"

*Continued from page 33*

as the best option for most situations. Unlike the acrylic option, the siliconized version is permanent and will not wear down over time, even in the face of both UV rays and rain.

Much like acrylic coatings, silicone-based coatings form a highly reflective, seamless, and flexible membrane. Being thicker than other coatings, the rubberized silicone liquid can be tougher to apply. BUT, the "juice is worth the squeeze" with siliconized roof coatings. For flat and low slope roofs, these coatings pay for themselves multiple times over with how much longevity they get you.



You need a reputable roofing contractor to advise if your roof is healthy enough for a restoration coating. Whichever you choose, or if you replace your roof altogether, the job will only be as good as the contractor that installs it. Reach out to Royal Roofing Company for a free consultation regardless of if you are just getting started or already have bids in hand.

### **About the Author**

Roofing 101 is a pioneering educational resource focused on empowering property owners and managers to make informed choices for their roofing needs. For residential and commercial buildings alike, Roofing 101 levels the playing field by revealing the closely-guarded insights most contractors choose not to disclose to their customers. By sharing decades of experience through this platform, the Roofing 101 team fosters better service, happier customers, and cost savings across the roofing industry.

Roofing 101 is provided by Royal Roofing Company and led by Owner and industry veteran Steve Pinkus. Whether you're getting started or already have bids in hand, you should include Royal Roofing Company in every roofing project. Royal Roofing Company has stayed in continuous business for nearly 40 years in Southern California under the same license. That's because they only hire the "best of the best" roofers and use the finest quality materials. They maintain the highest level of business integrity, as proven by their 38-year CSLB license that stands without a single violation, citation, or disciplinary action.

For more resources or to schedule your free estimate, visit <https://royalroofing.com/>, call their office at 562-928-1200, or reach out to Steve directly at 213-305-0277 and [steve@royalroofing.com](mailto:steve@royalroofing.com). Mention "Roofing 101" to your Royal Roofing Company specialist to receive an exclusive 10% discount on your roof

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## AACSC PAC

Apartment Association California Southern Cities PAC

### OUR MISSION:

- ★ TO PROMOTE ADVOCACY AT LOCAL, STATE AND FEDERAL LEVELS
- ★ TO GIVE RENTAL PROPERTY OWNERS THE VOICE AND THE TOOLS TO PROTECT THEIR PROPERTIES
- ★ TO EQUIP AACSC WITH THE POWER TO FIGHT FOR THE RIGHTS OF PROPERTY OWNERS

### THROUGH YOUR CONTRIBUTIONS, OUR POLITICAL ACTION COMMITTEE WAS ABLE TO

- **OPPOSE AB 1791 – Rent control: local ordinances** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)
- **OPPOSE AB 2179** – (would prohibit landlords from evicting tenants with pending applications up to June 30, 2022, provided the ERAP application was submitted prior to March 31)
- **OPPOSE AB 2710 – Sale of Rental Properties: Right of First Offer** (which would require rental property owners to provide a "qualified entity," with advance notice of their intent to sell the residential rental property)
- **OPPOSE Rent Stabilization Ordinance in the City of Bell Gardens**
- **SUPPORT SB847** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)



### PROTECT YOUR INVESTMENT:

YOUR CONTRIBUTION TO AACSC'S PAC SENDS A STRONG MESSAGE ABOUT YOUR BUSINESS NEEDS AND PRIORITIES TO STATE AND LOCAL CANDIDATES. IT ENSURES THAT AACSC IS EQUIPPED TO KEEP MULTIFAMILY RENTAL HOUSING ISSUES IN THE FOREFRONT OF THE PUBLIC POLICY PROCESS AT CITY HALL AND IN SACRAMENTO.



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*Apartment Journal / March 2023 / Page 33*



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Royal Roofing	3
Sondance Painting	44
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