



Ensuring Access to Justice
and protecting the right to healthy housing
for the 70K households that face eviction in Los Angeles County each year.

TENANT DO'S AND DON'TS TEN COMMON TENANT MISTAKES

AT THE START OF THE RENTAL

Mistake	Examples
1. DO: Read and understand what you sign.	
2. DON'T: Sign things that are false.	<ul style="list-style-type: none"> ➤ If you have a pet don't sign that you don't. ➤ Make sure all of the people who will live in the apartment are listed. ➤ If there are bad conditions, don't sign that the place is in good condition.
3. DO: Take pictures to document the condition and especially things that are already wrong with the apartment.	

DURING THE RENTAL

4. DO: Pay the rent on time. DON'T: Pay cash. DO: Get receipts. DON'T: Accept false receipts.	<ul style="list-style-type: none"> ➤ "Thanks for the cash. I'll be back later with the receipt." <ul style="list-style-type: none"> ✓ No thank you. Please give me the receipt right now to avoid confusion.
5. DON'T: Violate the agreement.	<ul style="list-style-type: none"> ➤ No pets without written permission means ... get written permission; ➤ No guests without written permission means ... get permission in writing ➤ No alterations means .. don't change the locks or paint and put in built in shelves
6. DON'T: Sign anything you don't understand.	Especially don't sign these without a lawyer: <ul style="list-style-type: none"> ➤ Estoppel Certificate ➤ Voluntary vacate agreement
7. DO: Talk to a lawyer at the first sign of trouble.	See referral sheet on the back

WHEN YOU MOVE OUT

8. DO: Give 30 days written notice.	<ul style="list-style-type: none"> ➤ Send it at least 32 days ahead of time; ➤ Get a "Proof of Mailing" from the Post Office.
9. DO: Ask for a move out inspection and take pictures of how you left the apartment.	

10. DO: GET HELP FROM A LAWYER AT THE FIRST SIGN OF TROUBLE.

SEE RESOURCES ON THE BACK.



Eviction Defense Network

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A California 501(c)(3) Nonprofit Organization Walk in Services. Open M-Th 9AM to 9PM and Friday 9AM to 6PM