

IMPERIAL VALLEY REGIONAL OCCUPATIONAL PROGRAM
ACCESSING CAREERS THROUGH EDUCATION

House Rules



Remember that you are not the owner of the apartment or studio and there are rules you need to follow. Below are ways to not get kicked out of an apartment or studio:

Excessive traffic: Limit the number of guests you invite. It would be best if your friends and relatives avoid visiting on a daily basis (especially if you are renting a studio). It would also be a good idea not to “hang out” with your friends outside the apartment or studio.

Overnight guests: Most apartments or studios will have a specific limit about having overnight guests or how many days an additional person can stay (this applies to friends and relatives). It is best to avoid having any overnight guest and not risk being evicted.

Loud Noise or Music: Having your own place does not mean you can play the television or music as loud as you would like especially if you have a house or apartment attached to your rental. Your neighbors or landlord have the right to submit a complaint if they think it is too loud.

Parties: Parties usually get too loud or out-of-hand and will have your neighbors complaining to the landlord or police. Your landlord can also evict you if they think you or your friends are in possession of illegal drugs.

Damage to Property: Excessive damage or anything beyond “normal wear and tear” to the rental property will get you evicted. If a guest causes damage to the property, you will be held responsible. “Normal wear and tear” is defined as anything damaged during ordinary use.

Clean Apartment: You are responsible for keeping the rental unit orderly and clean during your stay. Your landlord has the right to evict you from the apartment if they decide you are not keeping the apartment safe and clean.

EVICTION NOTICE

30-Day Month Eviction: You need to receive at least 30 days advance written notice of eviction if you are being asked to vacate the apartment or studio. You must leave the rental unit by the end of the thirtieth day after you received written notice. The landlord usually is not required to state a reason for ending the tenancy. If you want to continue to rent the property, you need to try to convince the landlord to extend the lease.

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3-Day Eviction - You can receive a written 3-day notice for any of the following:

- failure to pay the rent
- violation of any term on the lease
- damage to property
- interfering with other tenants or
- using property for any unlawful purpose such as selling drugs

If the problem can be corrected and you want to stay in the rental unit, you must correct the problem by the end of the 3rd day.

MOVING OUT NOTICE

You need to give the landlord a 30-day written notice if you decide to move out of the property. You will risk losing the deposit if you decide to move out before the lease ends. Remember that you will need a good reference from the landlord when you look for another rental in the future.