

# Stoneman Maintenance - History

## Repairs by Tenant

## Repairs W/ Mr. & Mrs. Martinez

## Repairs W/ Lotus Property Services. INC

### Current maintenance issues 9/1/24

- ☐ Loose carpet (3rd step) twisted my ankle
- ☐ Patio drain blocked
- ☐ Patio floor cracked
- ☐ Mold outside patio door
- ☐ Mold on patio wall
- ☐ Front door difficult to secure
- ☐ Floors squeaks upstairs (joint damage?)
- ☐ Floor upstairs uneven
- ☐ Flooring in living room raised from water damage
- ☐ Crack in living room ceiling (brown stain) water damage
- ☐ Crack in window
- ☐ Belongings damaged from repair man spackle and paint
- ☐ MOLD
- ☐ Toilet leaks in master bedroom
- ☐ Doors don't close (living room closet, restroom master bedroom)
- ☐ Sandbags
- ☐ Garage leaks and smells musty
- ☐ Cracks and leaks in stairs to garage
- ☐ Mail key doesn't work
- ☐ Cracks by fire place
- ☐ Flooring by fireplace loose and basically off

Eviction note from GPT:

In your situation, given your background of legal disputes and issues with the landlord and management company, here's a breakdown of your rights based on California law and tenant protections, including the Tenant Protection Act (AB1482):

### ### A. \*\*Change the Day\*\*

Under California law, landlords or management companies are required to provide "reasonable" notice (usually 24 hours in writing) before entering the unit for things like inspections, maintenance, or repairs. Since you will be out of state and cannot reasonably accommodate the original inspection date, you can request to reschedule to a date when you are available. While the landlord has the right to access the property for legitimate reasons, **they must accommodate reasonable requests to change the date, especially if it's in good faith.**

### ### B. \*\*Have Your Own Inspector Present\*\*

**You have the right to have an independent party\_(such as your own inspector)** present during the walk-through or inspection. Since this is your home, you can request that your inspector or representative is there. **The presence of a third-party inspector can also ensure that all issues you need to be addressed are properly documented.**

### ### C. \*\*Deny the Original Date Due to the Dog\*\*

If you have a large dog that will be on the premises and you are not home, this could create a **safety or liability issue for the management company or inspectors.** It's reasonable to request that the inspection be **rescheduled when you or someone else can be there to manage the dog.** Most landlords will agree to reschedule in such cases, as it's in their interest to avoid any potential problems with pets.

### ### D. \*\*Require a Smaller Time Window\*\*

You can request a more specific or narrow time window for the inspection, especially if you are paying someone to be there in your absence. California law doesn't specifically require landlords to narrow the inspection window, but as long as your request is reasonable, they should try to accommodate it. **Providing a large inspection window can be seen as overly burdensome, particularly if you're incurring costs.**

### ### General Recommendations:

1. **\*\*Communicate in Writing\*\***: Ensure that all communications with the landlord or

management company are in writing, so you have a record of your requests, especially if there is a history of disputes.

2. **\*\*Legal Counsel\*\***: Since you're already in a legal dispute, consider consulting with your attorney to ensure that your rights are fully protected during this inspection process. They might be able to formally request the changes you want on your behalf.

3. **\*\*HUD and Fair Housing Protections\*\***: Since you have had issues with discrimination related to an emotional support animal (ESA), HUD protections under the Fair Housing Act may come into play. Keep a record of any continuing issues regarding your ESA, especially if it affects how the management company interacts with you or your property.

If you feel like the management company is being unreasonable, you can escalate the issue with your attorney or relevant housing authorities.