

# Law Library for San Bernardino County

Research Guide, [www.sblawlibrary.org](http://www.sblawlibrary.org) (909) 885-3020

As adapted from the Sacramento County Public Law Library Research Guide for Landlord/Tenant (<https://saclaw.org/law-101/landlord-tenant-topic/>) (916) 874-6012

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## Research Guide: Landlord and Tenant Issues

### LEASES & RENTAL AGREEMENTS

#### Books:

- The California Landlord's Law Book: Rights and Responsibilities, 17<sup>th</sup> ED. KFC 145 .B767. Nolo Press\*
- California Tenants' Rights, 21<sup>st</sup> ED. KFC 145 .P67. Nolo Press
- Nolo's Guide to California Law, 11<sup>th</sup> ED. Nolo Press
- Landlord Tenant, the Rutter Group. Reference Desk - KFC 145 .F75
- Landlord Tenant, 2<sup>nd</sup> ED. KFC 145 .C36. CEB. Reference Desk

\* Nolo Press and Sphinx Legal titles are available at all three of the Library's branches in the self-help section. Ask for assistance.

#### Websites:

San Bernardino County Code Ordinances

<https://www.amlegal.com/product-category/san-bernardino-county-code/>

Leasing County Realty: County Code 18:0101 et seq.

#### Forms:

In addition to the books listed above, sample leases and rental agreements can be found in:

- California Real Estate Forms (Miller and Star) KFC 140 .A65 M552
- California Real Estate: Law and Practice (Miller and Star) (Volumes 6 & 7) KFC 140 .A65 M642
- 101 Law Forms for Personal Use – Chapter 4. KF 170 .A1217. Nolo Press (Forms available on Library Computers)

### RENT & SECURITY DEPOSITS

#### Books:

- The California Landlord's Law Book: Rights and Responsibilities. KFC 145 .B767. Nolo Press
- California Tenants' Rights, 17<sup>th</sup> ED. KFC 145 .P67. Nolo Press
- Everybody's Guide to Small Claims Court in California. Nolo Press
- Nolo's Guide to California Law, pg. 254-256. 10<sup>th</sup> ED. Nolo Press

**Websites:**

California Courts Self-Help website - Security Deposits  
<https://www.courts.ca.gov/selfhelp-eviction-security-deposits.htm>

**EVICTIONS****Books:**

- California Eviction Defense Manual. CEB KFC 1028 .E9 M68
- The California Landlord's Law Book: Evictions. KFC 145 .B76. Nolo Press
- The California Landlord's Law Book: Rights and Responsibilities, 12<sup>th</sup> ED. KFC 145 .B763. Nolo Press
- California Tenants' Rights. KFC 145 .P67. Nolo Press

**Forms:**

The Judicial Council has created standardized "fill in the blanks" forms for Unlawful Detainer actions. The forms are available:

- Free from the Court Clerk's office
- To photocopy at the Law Library
- Online: <https://www.courts.ca.gov/forms.htm>

San Bernardino County has additional forms for Unlawful Detainers. These forms are available:

- Free from the Court Clerk's office
- On the internet at: <https://www.sb-court.org/forms-and-rules/san-bernardino-county-local-forms>

For samples of filled-out Judicial Council forms, try some of the books listed above.

**Websites:**

San Bernardino County Code Ordinances  
<https://codelibrary.amlegal.com/codes/sanbernardino/latest/overview>

See ARTICLE 1.5: CRIMINAL OFFENDER EVICTION PROGRAM FOR LANDLORDS. County Code § 33.1014 et seq.

## **HOUSING DISCRIMINATION / TENANTS' RIGHTS**

### **Books:**

- California Civil Practice: Civil Rights Litigation (Chapter 13 - Housing Discrimination) KFC 995 .C33
- The California Landlord's Law Book: Rights and Responsibilities, 12<sup>th</sup> ED. KFC 145 .B763. Nolo Press
- California Tenants' Rights KFC 145 .P67. Nolo Press
- Everybody's Guide to Small Claims Court in California. 21<sup>st</sup> ED; KFC 976 .O64 Nolo Press

### **Websites:**

Department of Fair Employment and Housing, Housing Discrimination publications  
<https://www.dfeh.ca.gov/publications/>

Fair Housing Hotline

<https://www.dfeh.ca.gov/contactus/#:~:text=For%20an%20accommodation%3A,California's%20Relay%20Service%20at%20711>

Unlawful Discrimination: Your Rights and Remedies, Civil Rights Handbook, 3<sup>rd</sup> Edition  
[https://www.courts.ca.gov/documents/01cr\\_handbook.pdf](https://www.courts.ca.gov/documents/01cr_handbook.pdf)

## **FOR TENANTS**

### **Books:**

- California Tenants' Rights KFC 145 .P67. Nolo Press

### **Websites:**

California Tenants: A Guide to Residential Tenant and Landlord Rights and Responsibilities  
<https://www.courts.ca.gov/documents/California-Tenants-Guide.pdf>

Landlord/Tenant General Information

<https://www.sb-court.org/self-help/landlord-tenant/landlord-tenant-general-information>

## **FOR LANDLORDS**

Although the following resources are intended for landlords, tenants may benefit from the information found in these materials.

### **Books:**

- The California Landlord's Law Book: Evictions. KFC 145 .B76. Nolo Press
- The California Landlord's Law Book: Rights and Responsibilities, 17<sup>th</sup> ED. KFC 145 .B763. Nolo Press

### **Websites:**

Options for a Landlord: When a Tenant's Personal Property Has Been Left in the Rental Unit

<https://www.nolo.com/legal-encyclopedia/handling-tenants-abandoned-property-california.html>

Rental Housing Association

<https://cal-rha.org/>

Using Consumer Reports: What Landlords Need to Know

<https://www.ftc.gov/tips-advice/business-center/guidance/using-consumer-reports-what-landlords-need-know>

## **IN-DEPTH INFORMATION**

If you do not find what you need in the resources listed above, you may want to try some of these more in-depth practice guides. Each covers a range of landlord-tenant matters, and provides detailed procedural information, explanations, and samples of Judicial Council forms and other documents.

- California Civil Practice: Real Property Litigation (Volume 3) KFC 995 .C33
- California Forms of Pleading and Practice (Volume 29) KFC 1010 .A65 C3
- California Practice Guide: Landlord-Tenant, the Rutter Group.Ref. KFC 145 .F75
- California Real Estate Forms KFC 140 .A65 M552. (Miller and Star)
- California Real Estate: Law and Practice (Volumes 6 & 7) KFC 140 .B45
- Miller & Starr California Real Estate (Volume 7) KFC 140 .M642

## **OTHER SOURCES OF INFORMATION**

These materials are good resources for background information on landlord-tenant matters, but are not specific to California. Be sure to check other resources to verify the information found in these books, and to find the relevant California laws and procedures.

- Every Landlord's Legal Guide, available at [www.nolo.com](http://www.nolo.com)
- Every Tenant's Legal Guide, available at [www.nolo.com](http://www.nolo.com)

- Renters' Rights: The Basics, available at [www.nolo.com](http://www.nolo.com)