

# CWP Management

Your Professional Property Management Team.  
Established in 1967.



August 2018

## California Landlords Settle Over 'No Criminal Record' and Discrimination

California landlords have reached a settlement and agreed to pay \$8,000 after a complaint alleging they used a policy of "no criminal or police record of any kind," and in addition discriminated based on race and national origin.

The U.S. Department of Housing and Urban Development (HUD) charged in the conciliation agreement that the landlords discriminated based on race, national origin and prior criminal history, according to a release.

"Denying someone an apartment because of how they look or where they come from not only deprives them of a home, it is against the law," Anna Maria Farias, HUD Assistant Secretary for Fair Housing and Equal Opportunity, said in the release. The "agreement reaffirms HUD's commitment to ensuring that every person, no matter their race or national origin, has access to the housing of their choice."

The agreement names the Grand Oaks Apartments and Sierra Vista Apartments in Atwood, California and MacBeth Apartments Systems located in Carlsbad, California

## Karen Bergendahl Retirement Announcement

It is with great pleasure and sadness that I announce my retirement as of August 31, 2018. CWP has been my career and my life for 37+ years. I have located a company out of Walnut Creek (PTLA) that are professional and compatible to CWP.

PTLA owns properties and manages properties. They are very excited to be servicing the CWP clients and look forward to continued growth and success. I will be consulting with PTLA and expect a smooth transition.

I want all my clients to know that you have all been special and leave me with fond memories and a smile on my face. The staff at CWP will continue to be your TEAM and provide you excellent care.

I encourage you to visit the PTLA website at [ptlareg.com](http://ptlareg.com) for more thorough introduction. Your contact person after August 31st will be Page Roberson. CWP appreciates your continued support in advance.

## Hayward City Council Adopts Emergency Legislation To Preserve Remaining Rent Controlled Housing

The City Of Hayward announced an 18-month moratorium on a process by which landlords can apply to have residential rental units permanently exempted from rent control.

A provision of the city's Residential Rent Stabilization Ordinance allows landlords to apply to have a rental unit permanently "decontrolled" once voluntarily vacated by a tenant and after making a certain dollar-value of improvements to the dwelling.

Under state law, landlords in any city with rent control are free to adjust rent to market level after a unit is vacated but it continues to be governed by local rent increase limitations once a new tenant moves in.

The Hayward City Council voted unanimously to impose the 18-month moratorium on an emergency basis, meaning it takes effect immediately.

### Q&A

**Q:** The bathroom in one of the units in my fourplex is very badly damaged due to mold. I'm trying to get a mold remediation company to fix the problem as soon as possible and it will take 4 days for the company to fix the problem. The tenants won't agree to leave unless we temporarily move them to a hotel for the 4 days. Do I need to pay for the tenants to leave the premises?

**A:** While you don't describe how the mold was caused, it appears you are taking responsibility for curing the problem. The landlord has a duty to provide habitable premises and if the premises become uninhabitable the tenant is entitled to compensation of equivalent housing, especially if the tenant has paid rent for that period of time.

**Q:** My client is asking for partial refund of his deposit before he moves out. His current rent is \$2,400.00 and his deposit is \$3,800.00 due to housing a pet (Cat). Although the unit appears to be very clean and kept up for the 3 years tenancy, there is nothing in the lease agreement that states I need to refund the deposit prior to the move-out.

**A:** As long as the deposit did not exceed two months' rent when the tenant moved in, you are correct that you have no duty to return part of the deposit solely to accommodate the tenant's request.

## SMART MOVES FOR YOUR HOME

### Storage 101: Top Organization Strategies

We all love the idea of decluttering our lives and having an organized home, but it's easier said than done. Life gets messy and trying to keep your family organized can be a challenge. Here are some of our favorite strategies for keeping everything in place:

- **Basket Storage** – Catchall Baskets – Open shelves may be great for showing off your favorite books or other eye-catching collectibles, but what about those less visually appealing items? Consider using attractive catchall baskets to share the space on your open shelves. These are great to keep things organized and will easily store your daily go-to items like blankets, toys and magazines.
- **Pantry Storage** – Pantries can become a huge, jumbled mess if we don't keep them organized. (Clear Containers) Find pantry ingredients in a jiffy with clear containers. Not only will making meals become faster and easier, you'll be able to see what's running low.
- **Wire Organizers** – Install pullout wire shelves in one of your cupboards for easy access to plates, snacks or cooking supplies.
- **Hanging Caddies** – These aren't just for storing shoes. Hang up a hanging caddy to hold all your cleaning supplies! Store spray bottles and air fresheners on the back of your laundry room door. These can also be used in other rooms for storing beauty products, spices, cords and sewing supplies.

Our Mission Statement: To provide our clients the highest level of professionalism, experience and unparalleled personal attention all delivered through a foundation built on ethics and integrity.



### THE REAL ESTATE PACESETTER

Robert Pace  
 510-301-5925  
 Email: [robertkpace@gmail.com](mailto:robertkpace@gmail.com)  
 Website: [robertkpace.com](http://robertkpace.com)  
 BRE# 01787031