CALIFORNIA TENANTS ASSOCIATION

# 🏠 Rent Deduction Guide for Uninhabitable Living Conditions

Issued by the California Tenants Association — Skid Row Division
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## ✉️ Cover Letter to Tenants

To: All Tenants of the California Tenants Association
From: D. Nash Stabolito, President, California Tenants Association – Skid Row Division
Subject: Your Right to Safe Housing & Rent Deduction Guidelines

Dear Tenants,

The California Tenants Association remains committed to protecting your right to live in safe, habitable, and dignified housing. If your landlord fails to meet those obligations under California law, you have the right to demand repairs, report code violations, and in some cases, lawfully reduce or withhold your rent.

We’ve prepared this updated Rent Deduction Guide to help you understand how to calculate fair reductions based on common habitability problems — including mold, pests, lack of hot water, broken appliances, or full loss of utilities.

Please review the guide below. If you need help sending formal notices, filing complaints, or defending your rights in court, the California Tenants Association is here to support you.

In solidarity,
D. Nash Stabolito
President, California Tenants Association
Skid Row Division

## 📗 Rent Deduction Guide for California Tenants

### 🔹 What Is Habitability?

Under California Civil Code § 1941.1, your landlord must provide:

- Running hot and cold water
- Working electricity and gas
- Safe, pest-free, mold-free conditions
- Functioning stove, heater, and fridge (if included)
- Locks, windows, and structurally sound floors/walls

If any of these conditions are missing or dangerous, you may lawfully reduce your rent in proportion to how much of your unit has become unlivable.

### 🧮 Step-by-Step: How to Calculate Rent Deductions

1. Find your hourly rent: Monthly Rent ÷ 30 days ÷ 24 hours = Hourly Rent
2. Multiply by deduction rate (%) based on the severity of the issue.
3. Track the total hours the issue remained unfixed after landlord was notified.

### 💵 Rent Deduction Table by Issue (Hourly Basis)

(Table available in PDF version due to formatting limitations in Word export.)

### 🧾 Rent Deduction Example

Scenario: You had no electricity for 3 days (72 hours), and rent is $1,200/month
- Hourly Rent: $1,200 ÷ 30 ÷ 24 = $1.67
- 100% deduction = $1.67 × 72 = $120.24

### ⚠️ When Can You Start Deducting?

No water / no electricity: After 24 hours
Mold, pests, bugs: After 48–72 hours
Broken appliances: After 5–7 days

### 📌 Tenant Action Steps

1. Document the issue (photos, video, witness)
2. Notify your landlord in writing
3. Log the time the issue begins
4. Deduct rent proportionally or repair-and-deduct (once per 6 months)
5. Contact code enforcement or a tenant rep if the landlord ignores you

### 📝 Sample Notice Template

Subject: Rent Reduction Notice Due to Habitability Violation

Dear [Landlord's Name],

As of [Date], I have experienced [describe issue, e.g., no running water]. I notified you on [Date], and no action has been taken.

Under California Civil Code § 1941.1, I am legally entitled to reduce my rent proportionally based on how this issue has affected habitability. I am tracking all time and documentation and will adjust rent accordingly until the issue is resolved.

Respectfully,
[Your Name]
[Your Unit Address]
[Your Phone Number or Email]

### 🔗 Legal & Support Resources

- LA Housing Department: 1-866-557-7368
- Legal Aid Foundation of Los Angeles (LAFLA): www.lafla.org
- California Tenants Association (Skid Row Division)
 Email: info@caltenants.org | IG: @caltenantsalliance