



LAES has developed a series of immigrant issue instructional modules entitled "Tierra de Oportunidad" for orientation to our complex society.

Date: _____

Student Name _____

Teacher Name _____

Module 10 Landlords' and Tenants' Responsibilities and Rights

Instructions:

This assignment is in two parts. Part I asks you to choose one of the following situations and write a letter to the appropriate person or persons, in the space provided on the following page. Part II asks you to reflect on your work with this module and tell us what you learned from it and how useful it was for you.

Part I. Choose **1** of the following situations and write a letter to the appropriate person (or persons) in the space provided on the following page.

Situation A:

The heat doesn't work in the Villanueva apartment. Rodrigo Villanueva informed the manager 5 days ago. He said he would send someone over the next day and they haven't heard a word since. Write a letter for them.

Situation B:

The Sotelo family moved out of their apartment 5 weeks ago after giving their landlord 30 days notice. They left the apartment very clean and nothing was broken or damaged. They gave their landlord their new address. They asked him to send the security deposit as soon as possible. They haven't heard from him. Write a letter for them.

Situation C:

The Garcia family have lived in their apartment for 2 years, and have almost always paid their rent on time. They have been "good tenants," they think, but have grown unhappy with their living space. Their apartment faces onto the street and it is very noisy. Also, they have young children and they are afraid one of them will run out the front door and into the street without paying attention. They would like an apartment that faces onto the courtyard and is further away from the traffic noise and the street noise. They just found one in another building, but the new landlord wants to rent it immediately, by the end of this month. It is now the 1st day of the month; they haven't yet paid their rent for this month, but it is due on the 1st (today). They are trying to figure out what to do. They could be out in 4 days, but they are afraid they would have to pay 2 rents, which they can't afford. Write a letter for them to their present landlord telling him that they are leaving, and presenting him with a strategy which respects his rights as well as the Garcia's family rights.

Answer Part I:

Mark the circle next to the situation you will write a letter about.

Letter related to:

- Situation A--The Villanueva apartment heater doesn't work
- Situation B--The Sotelo family haven't received the security deposit
- Situation C--The Garcia family doesn't want to pay rent on 2 places

Please tell us what do you expect the letter you are writing below to accomplish?

Please use the space below to write your letter:

Part II. Please tell us what you learned from your work with this module

1. Did you benefit from your work on this module regarding any of the following?

For example, in your ability to	Yes/No	Please comment on either: < How you benefited; or < Why you feel this module was not useful for you in this area
a. Understanding the rights and responsibilities contained in a written rental agreement?		
b. Knowing your options if your landlord tells you to move?		
c. Knowing your rights and responsibilities concerning the maintenance of the housing in which you live?		
d. The landlord's rights to charge you extra money if you want to end your lease early and the landlord's responsibilities to return your security deposit when you leave?		

e. Understanding what you can do if the landlord doesn't return your whole deposit?

2. Did your work in this module help you in any of the following areas?

For example, in your ability to	Yes/No	Please comment on either: < How you benefited; or < Why you feel this module was not useful for you in this area
a. Reading and understanding information in leases or other written agreements?		
b. Researching how to get information you need about housing or how to resolve housing problems?		
c. Asking questions and getting the information you need to know?		
d. Speaking with your landlord to express your concerns about housing problems where you live or to get your due deposit returned?		
e. Writing the landlord a letter to get your landlord to pay attention to your housing problems and fix them?		
f. Anything else? Please tell us.		

Authors: Ed Kissam and Holda Dorsey

A project of the California Department of Education, Youth, Adult and Alternative Educational Services Division, funded by contract #4213 of the Federal P.L. 100-297, Section 353 with California State University Institute and Hacienda LaPuente USD. However, the content does not necessarily reflect the position of that unit or of the U.S. Office of Education. 1997