



SAN DIEGO CITY ATTORNEY JAN I. GOLDSMITH

NEWS RELEASE

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LANDLORD REQUIRED TO PAY RELOCATION COSTS FOR TENANTS AND CORRECT SUBSTANDARD HOUSING VIOLATIONS AT RENTAL PROPERTIES

San Diego, CA: The San Diego City Attorney's Office obtained a court order by San Diego Superior Court Judge Rafael A. Arreola requiring the owner of a substandard property located at 1507-1511 Howard Avenue in San Ysidro, to pay restitution to his prior tenants, as a result of a substandard housing case brought by Deputy City Attorney Gabriela Brannan of the Code Enforcement Unit.

Tenants complained to the City because there was no running water or heat at the house they were renting. After inspecting the property, enforcement officers from the City's Neighborhood Code Compliance Division, observed multiple zoning, building and electrical code violations and substandard housing conditions. Four families lived on the premises in unpermitted structures, including a converted garage, a stable, and a storage room which functioned as a cabin. The violations included scarcity of running water, insufficient bathroom facilities, and dangerous electrical wiring.

The owner lived out of the area and allowed his tenant to sub-lease the property without supervising the tenant's action. He agreed to the settlement of the allegations against him and paid \$9,200 in relocation costs to the tenants so they could move to decent housing, as required by the California Health and Safety Code. In addition he must pay investigative costs to the City in the amount of \$3,408 and \$1,500 to the San Diego Housing Commission as a form of restitution and restorative justice. The court ordered the owner to correct all violations on the property or he will have to pay \$10,000 in civil penalties which were suspended. He is also permanently enjoined from maintaining future code violations at any property in San Diego.

"Landlords have a responsibility to tenants to provide them with basic housing that meets the various codes meant to ensure safety. It is illegal to rent properties in substandard conditions," said City Attorney Jan Goldsmith. "Landlords who fail to meet their obligations to their tenants will be held accountable."

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The Code Enforcement Unit was established in 1984 to address nuisance properties and blight throughout San Diego. The Unit works in partnership with the City's Neighborhood Code Compliance Division, the Police, and the community to identify and aggressively address problem properties. Community members can report property violations to the City Attorney's Code Enforcement Unit at 619- 533-5655.

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