

HARASSMENT AND OTHER ILLEGAL LANDLORD BEHAVIORS:

Landlord's cannot scare, intimidate, or threaten a tenant to vacate a rental unit. California Civil Code §1940.2(a) states as follows:

- “(a) It is unlawful for a landlord to do any of the following for the purpose of influencing a tenant to vacate a dwelling:
 - (1) Engage in conduct that violates subdivision (a) of Section 484 of the Penal Code.
 - (2) Engage in conduct that violates Section 518 of the Penal Code.
 - (3) Use, or threaten to use, force, willful threats, or menacing conduct constituting a course of conduct that interferes with the tenant’s quiet enjoyment of the premises in violation of Section 1927 that would create an apprehension of harm in a reasonable person. Nothing in this paragraph requires a tenant to be actually or constructively evicted in order to obtain relief.
 - (4) Commit a significant and intentional violation of Section 1954.”

What are the harassment laws in the State of California?

It is illegal for a landlord to induce a tenant to leave a unit by the use of “force, willful threats, or menacing conduct”; by threatening to disclose the citizenship status of the tenant or the tenant’s guests; by entering the tenant’s unit in substantial violation of the law; and to take, deprive, or remove the tenant’s property from the unit without consent. Cal. Civ. Code § 1940.2.

Landlords who are found to have harassed their tenants are liable for punitive damages of up to \$2,000.00 for each violation of the law. Id. Tenants do not have to be actually evicted or constructively evicted to be awarded damages for harassment. Id.

Additionally, the state’s anti-retaliation statute prevents a landlord from harassing a tenant after the tenant has asserted rights under law. Cal. Civ. Code § 1942.5. Landlords who violate this prohibition are liable for actual damages, attorney’s fees, and punitive damages of up to \$2,000 per retaliatory act. Id.