

Researching Case Law

Legal Research Center Video Series

Researching Case Law

Today's topics:

1. Searching for cases by keyword
1. Searching for cases by topic using the West Topic and Key Number System or Lexis's Topic and Subtopic System.

1. Searching by Keyword

Searching for cases by keyword can sometimes feel like opening Pandora's box.

- **Westlaw** and **Lexis** offer multiple tools to either narrow or expand the number of cases in your results list.
- It is possible to add filters either before or after searching.
- You are looking for the ***most relevant cases*** for your issue that are binding in your jurisdiction.

Tools in Westlaw

Narrow your results

- **Jurisdiction**
- **Reported status** → select reported cases
- **Search within** → add more specific keywords to your search

Expand your results

- **Topic and Key Number System** → start from a single headnote in a single relevant case

Example: landlord liability electrical injury

landlord liability electrical injury



All State & Federal



Parallel Search >
Advanced >



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My content



Tools

Welcome to Westlaw AI Deep Research

Clear all



☐ All States

☐ Alabama

☐ Alaska

☐ Arizona

☐ Arkansas

☒ California

☐ Colorado

☐ Connecticut

☐ Delaware

☐ D.C.

☐ Florida

☐ Georgia

☐ Hawaii

☐ Idaho

☐ Illinois

☐ Indiana

☐ Iowa

☐ Kansas

☐ Kentucky

☐ Louisiana

☐ Maine

☐ Maryland

☐ Massachusetts

☐ Michigan

☐ Minnesota

☐ Mississippi

☐ Missouri

☐ Montana

☐ Nebraska

☐ Nevada

☐ New Hampshire

☐ New Jersey

☐ New Mexico

☐ New York

☐ North Carolina

☐ North Dakota

☐ Ohio

☐ Oklahoma

☐ Oregon

☐ Pennsylvania

☐ Rhode Island

☐ South Carolina

☐ South Dakota

☐ Tennessee

☐ Texas

☐ Utah

☐ Vermont

☐ Virginia

☐ Washington

☐ West Virginia

☐ Wisconsin

☐ Wyoming

☐ Tribal

☐ Guam

☐ Puerto Rico

☐ Virgin Islands

☐ Northern Mariana Islands

☐ All Federal

By Court

☐ United States Supreme Court

☐ Federal Courts of Appeals

☐ Federal District Courts

☐ Bankruptcy Courts

☐ Tax Court

☐ Military Courts

By Circuit ?

☐ 1st Circuit

☐ 2nd Circuit

☐ 3rd Circuit

☐ 4th Circuit

☐ 5th Circuit

☐ 6th Circuit

☐ 7th Circuit

☐ 8th Circuit

☐ 9th Circuit

☐ 10th Circuit

☐ 11th Circuit

☐ D.C. Circuit

☐ Federal Circuit

☐ Include related federal ?

landlord liability electrical injury



California



Parallel Search >
Advanced >



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Tools

Welcome to Westlaw AI Deep Research

All content

landlord liability electrical injury

California



Cases (73)

Content types

Filters



Search within results

☒ Documents ☐ Material facts

Search within results

Precision filters ⓘ

Legal issue & outcome >

Fact pattern >

Cause of action >

Motion type & outcome >

Governing law >

Industry type >

Party type >

Area of law >

Jurisdiction +

Date +

Reported Status +

Civil / Criminal +

1 - 73

Sort: Relevance ▾

☐ Select all items • No items selected

1.

Kearns v. Smith

District Court of Appeal, First District, Division 2, California. • November 13, 1942 • 55 Cal.App.2d 532 • 131 P.2d 36

Why is this relevant?

Show synopsis ▾

Headnote

Where double **electric** socket in kitchen ceiling with globe in one socket and other socket empty, tended to be both before and after adjustment by **landlord**, appeared and was safe unless finger or some object was insert socket, there was no deceptive appearance of safety" created by **landlord's** adjustment of the fixture as grouro tenant, on theory of negligence in repairing, for **injuries** suffered after shock from inserting finger in empty so

< (Showing 1 to 3 of 48) >

...While the complaint is in three counts, basically respondent relies for recovery on two rules of law applicable to the **landlord**. 1. That a **landlord** is **liable** for **injuries** to a tenant caused by a latent or hidden defect known to the **landlord** at the time of from the tenant (Stanley v. Lander, 3 Cal.App.2d 284, 39 P.2d 225); 2. that a **landlord** making repairs is **liable**...

...**Landlord** is not **liable** to tenant for **injuries** from open and obvious defects in the premises let....

10 Landlord and Tenant

where landlords had notice that electrical outlet in tenants' kitchen was defective and that there were no other outlets available for two large kitchen appliances and where two of the landlords were experienced electricians and so could easily have fixed the defective kitchen outlet with practically no inconvenience to themselves but nevertheless failed to fulfill their promises to repair, failure to repair the outlet despite awareness of dangers presented established that the landlords did not exercise ordinary care in the management of their property and, therefore, violated their statutory duty. [West's Ann.Civ.Code, § 1714](#).

3 Cases that cite this headnote



233	Landlord and Tenant
233V	Enjoyment and Use of Premises
233V(J)	Liability for Dangerous or Defective Conditions
233V(J)2	Existence of Duty of Care
233k1221	Landlord's Duty
233k1228	Duty Based on Statute or Other Regulation

233k1228(1) In general

(Formerly 233k1228)



233	Landlord and Tenant
233V	Enjoyment and Use of Premises
233V(J)	Liability for Dangerous or Defective Conditions
233V(J)2	Existence of Duty of Care
233k1221	Landlord's Duty

233k1233 Duty to repair

(Formerly 233k1233)

Tools in Lexis

Narrow your results

- **Jurisdiction**
- **Published status** → select reported cases
- **Search within** → add more specific keywords to your search

Expand your results

- **Topic and subtopic system** → start from a single headnote in a single relevant case

Example: landlord repair leaking roof

What would you like to research today?

landlord repair leaking roof

All Content

CA



U.S. Federal [All](#) | [None](#)

By Court

- ☐ United States Supreme Court
- ☐ Federal Courts of Appeals
- ☐ Federal District Courts
- ☐ Bankruptcy Courts
- ☐ Military Courts
- ☐ Ct of Appeals for Veterans Claims
- ☐ Other Federal Courts
- ☐ Tax Court
- ☐ Tribal

By Circuit

- ☐ 1st Circuit
- ☐ 2nd Circuit
- ☐ 3rd Circuit
- ☐ 4th Circuit
- ☐ 5th Circuit
- ☐ 6th Circuit
- ☐ 7th Circuit
- ☐ 8th Circuit
- ☐ 9th Circuit
- ☐ 10th Circuit
- ☐ 11th Circuit
- ☐ D.C. Circuit
- ☐ Federal Circuit

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☐ Include related federal content

[+ Add to saved jurisdictions](#)

- | | | | |
|--|--|--|---|
| ☐ Alabama | ☐ Illinois | ☐ Nebraska | ☐ Rhode Island |
| ☐ Alaska | ☐ Indiana | ☐ Nevada | ☐ South Carolina |
| ☐ Arizona | ☐ Iowa | ☐ New Hampshire | ☐ South Dakota |
| ☐ Arkansas | ☐ Kansas | ☐ New Jersey | ☐ Tennessee |
| ☒ California | ☐ Kentucky | ☐ New Mexico | ☐ Texas |
| ☐ Colorado | ☐ Louisiana | ☐ New York | ☐ Utah |
| ☐ Connecticut | ☐ Maine | ☐ North Carolina | ☐ Vermont |
| ☐ Delaware | ☐ Maryland | ☐ North Dakota | ☐ Virgin Islands |
| ☐ Dist. of Columbia | ☐ Massachusetts | ☐ Northern Marianas | ☐ Virginia |
| ☐ Florida | ☐ Michigan | ☐ Ohio | ☐ Washington |
| ☐ Georgia | ☐ Minnesota | ☐ Oklahoma | ☐ West Virginia |
| ☐ Guam | ☐ Mississippi | ☐ Oregon | ☐ Wisconsin |
| ☐ Hawaii | ☐ Missouri | ☐ Pennsylvania | ☐ Wyoming |
| ☐ Idaho | ☐ Montana | ☐ Puerto Rico | |



Results for: landlord repair leaking roof Natural Language



Cases 348

Statutes and Legislation 22

Practical Guidance 162

Secondary Materials 35

Administrative Materials 5

More

Search Within Results

Court

Case Type

Timeline

Subscription

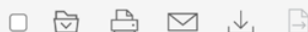
Published Status

Sources

FILTERS 1

California

Clear



Ask Protégé™

Sort by: Relevance

1

Scott v. Hoyt

Quick View

Superior Court of California, County of Orange | 05 Mar 2024 | 2024 Cal. Super. LEXIS 9512 | California

... Salinas v. Martin (2008) 166 Cal. App. 4th 404 , 412 .) "All landowners, including **landlords**, must use reasonable care to protect people who come onto their property. (Civ.Code, § 1714 ; CACI 1000 , 1001 , 1006.) For **landlords**, reasonable care ordinarily... involves making sure the property is safe at the beginning of the tenancy, and **repairing** any hazards the **landlord** learns about later." (Stone v. Ctr. Tr. Retail Properties, Inc . (2008) 163 Cal. App. 4th 608 , 612 .) Defendants allege they were unaware... Adamson Companies (1981) 30 Cal. 3d 358 , 371-72 .) It would not be reasonable for a **landlord** to only **repair** a **leaking roof**, but not address any structural damage caused by water intrusion. Failing to address such an issue could (and appears her to have) lead... not appear to have been negated as there is no evidence as to when the roof was **repaired** as an unreasonable delay in **repair** could have caused Plaintiffs' additional damage, and there is no evidence water/mold remediation was performed on the garage. It... was opened on 08/13/19. (Scott Decl., Ex. 5.) That would mean the roof was not **repaired** for at least six-months after the initial complaint of water intrusion. A six-month delay in **repairs** would not be a reasonable amount of time to make **repairs**. Plaintiffs...

2

Dunchok v. Aic Owner, LLC

Quick View

Superior Court of California, County of Orange | 05 Mar 2026 | 2026 Cal. Super. LEXIS 19490 | California

... 92614 (the "Property") since 2008, that Defendant AIC Owner, LLC is the owner and **landlord** of the Property, and that Defendant Sarah Tolentino ("Tolentino") is the property manager for the **Landlord**. (Complaint, ¶¶ 1-2.) It is alleged that in August 2020 ...



Back to Results

Document

Citing Decisions 888

History 1

Other Citing Sources 1673

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1 of 7 results →

Search Terms

Search Terms



Shepardize® - Narrow by this Headnote(0)

Info

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Disposition

Summary

Headnotes

Counsel

Judges

Opinion

Concur

Footnotes

Real Property Law > Landlord & Tenant > General Overview

Real Property Law > Landlord & Tenant > Lease Agreements > Residential Leases

Real Property Law > ... > Tenant's Remedies & Rights > Remedies > General Overview

Real Property Law > Landlord & Tenant > Tenant's Remedies & Rights >

Warranty of Habitability

Business & Corporate Code > Real Property > Zoning > Building & Housing Codes

Real Property Law > Zoning > Building & Housing Codes

Torts > Premises & Property Liability > Lessees & Lessors > General Overview

HN3 A tenant is obliged to make rental payments only after the landlord complies with his duty to substantially obey the housing code and make the premises habitable when defects develop that are not caused by the tenant. This permits the most equitable remedy in that the tenant is not absolved from all liability for rent but remains liable for the reasonable rental value of the premises, as determined by the trial court, for such time as the premises were in violation of the housing codes. [More like this Headnote](#)

Recommended Source: 29 California Forms of Pleading and Practice--Annotated § ...

- Caution 6
- Positive 5
- Neutral 7
- Cited 875

Shepardize® document

Signals on case references ☐

101 Cal. App. 3d 903

Source Information

CA Courts of Appeal Cases from 1905

Related Content

[Find references to this case](#)

Topic Summaries

View reports(21)

2. Searching for cases by topic

Cases are organized by legal topics within:

- West Topic and Key Number System
Use the tab for Content → Key Numbers
- Lexis Topic and Subtopic System
Use the tab for “Topics”

Enter terms, citations, databases, questions, anything ...



California



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Civil Rights Legal Materials & News

COVID-19 Legal Materials & News

Practical Law

Regulations

Administrative Decisions & Guidance

Arbitration Materials

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Dockets

General Counsel Resources

Intellectual Property

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Forms

Jury Verdicts & Settlements

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Proposed & Enacted Regulations

Proposed & Enacted Legislation

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Trial Transcripts & Oral Arguments

Sample Agreements

Home



West Key Number System

★ Add to Favorites

🔗 Copy link

Search for Key Numbers relevant to your issue ⓘ

🔍 Enter terms e.g., landlord duty of care to trespassers

Search

☐ Select all content • No items selected • Clear Selection☒ Specify Content to Search

- | | | |
|--|--|--|
| ☐ 1 ABANDONED AND LOST PROPERTY | ☐ 142 EJECTMENT | ☐ 286 PARLIAMENTARY LAW |
| ☐ 2 ABATEMENT AND REVIVAL | ☐ 142T ELECTION LAW | ☐ 287 PARTIES |
| ☐ 4 ABORTION AND BIRTH CONTROL | ☐ 143 ELECTION OF REMEDIES | ☐ 288 PARTITION |
| ☐ 5 ABSENTEES | ☐ 145 ELECTRICITY | ☐ 289 PARTNERSHIP |
| ☐ 8 ACCORD AND SATISFACTION | ☐ 146 EMBEZZLEMENT | ☐ 290 PARTY WALLS |
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| ☐ 10 ACCOUNT, ACTION ON | ☐ 149 ENTRY, WRIT OF | ☐ 294 PAYMENT |
| ☐ 11 ACCOUNT STATED | ☐ 149E ENVIRONMENTAL LAW | ☐ 295 PENALTIES |
| ☐ 11A ACCOUNTANTS | ☐ 149T EQUITABLE CONVERSION | ☐ 297 PERJURY |
| ☐ 12 ACKNOWLEDGMENT | ☐ 150 EQUITY | ☐ 298 PERPETUITIES |
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Tools & Resource

West Key Number

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Admiralty & Maritime Law	Constitutional Law	Healthcare Law	Public Contracts Law
Antitrust & Trade Law	Contracts Law	Immigration Law	Public Health & Welfare Law
Banking Law	Copyright Law	Insurance Law	Real Property Law
Bankruptcy Law	Criminal Law & Procedure	International Law	Securities Law

Tools & Resources View All

Case Briefs

Restatements Of The Law

Lexis Learn

Law School Resources

Interactive Citation Workstation

Wrap Up

- Searching by keyword will generate a lot of results so start with case citations from your prior secondary source and statutory research.
- After keyword searching, use jurisdiction, publication status, search within, and headnotes to refine your case results.
- Search for cases by topic using West's topic and key number or Lexis' topic and subtopic system.

LRC Reference Desk

Email: lrcrefer@sandiego.edu

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Chat: sandiego.edu/law/library

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