LRC Research Training

Housing Rights Clinic
Fall 2023

Julianne Odin
Student Services Librarian
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Slides available on the LRC’s website:
https://www.sandiego.edu/law/library/research-trainings/clinics.php
Resources

• Secondary Sources
  o Westlaw
  o CEB
  o Lexis

• Government Websites
  o California
  o San Diego County
  o Municipal Codes

• Databases
  o Practical Law and Practical Guidance
Secondary Sources
Westlaw: Practice Guides

- Landlord-Tenant (Rutter Guide)
- California Fair Housing & Public Accommodations (Rutter Guide)
- Housing Discrimination Law & Litigation
- Housing Discrimination Practice Manual
D. Answer to Unlawful Detainer Complaint

CALANDTEN CH 8-D  California Practice Guide—Landlord-Tenant  Unlawful Detainer Litigation: Pretrial Matters  (Approx. 76 pages)

Document

Pretrial Matters

D. Answer to Unlawful Detainer Complaint

[8:263] **PRACTICE POINTER RE JUDICIAL COUNCIL FORM ANSWERS:** As with the complaint (¶ 8:23), the Judicial Council has approved for optional use a form Answer for unlawful detainer proceedings (Judicial Council form UD-105). [CCP § 425.12]

**FORM:** Judicial Council Form Answer—Unlawful Detainer (UD-105), available on the California Courts website (www.courts.ca.gov).

The form is particularly easy to use in routine residential unlawful detainers (particularly when the landlord filed the case on the Judicial Council form UD complaint (UD-100), ¶ 8:23). But ease of use may also lend itself to careless pleading. Keep in mind that form pleadings do not excuse compliance with normal pleading rules (see ¶ 8:23 re Judicial Council form complaint). When you answer by the UD-105 form, be sure your denials are properly made (by checking appropriate box at item “2”) and that your affirmative defenses are properly alleged (by checking the appropriate box or boxes at item “3” and supplying the necessary factual allegations). Where necessary, attachment pages may have to be added, or modifications interlined, to account for items not addressed by the form.

1. **Filing Requirements**

a. [8:263] **General five-day deadline:** Ordinarily, the tenant’s response is due within five days after service of the unlawful detainer summons and complaint. The five-day period excludes Saturdays, Sundays, and other court holidays. [CCP § 1167]

Thus, an answer to the unlawful detainer complaint must be filed within this five-day period unless, before expiration of the five days, the tenant has filed some other authorized responsive pleading that temporarily suspends the duty to answer.
California Fair Housing & Public Accommodations (The Rutter Group, Civil Litigation Series)

Part I. Fair Housing
- Chapter 1. Housing Prohibited Acts
- Chapter 2. Discrimination in Land Use, Planning, and Development Approval
- Chapter 3. Protected Classes
- Chapter 4. Proper Defendants or, Who May Be Liable?
- Chapter 5. Proof
- Chapter 6. Defenses
- Chapter 7. Procedural Considerations
- Chapter 8. Remedies
- Chapter 9. Attorney's Fees, Costs, and Expenses in Fair Housing and Public Accommodation Cases

Part II. Public Accommodations
- Chapter 10. Unruh Civil Rights Act: Prohibited Acts, Protected Classes, and Proper Defendants
- Chapter 11. Discrimination on the Basis of Disability in Public Accommodations
- Chapter 12. Americans with Disabilities Act and its Incorporation into California Law
- Chapter 13. Other Public Accommodation Statutes
- Chapter 14. Civil Statutes Protecting Against Hate Violence
- Chapter 15. Proof Issues Under California's Unruh Civil Rights Act and Related Statutes
- Chapter 16. Defenses in Public Accommodation Cases
- Chapter 17. Procedural Considerations
- Chapter 18. Remedies in Public Accommodation Cases

Appendices
Westlaw: Other Sources

• **CalJur** (also on **Lexis**)
  - Volumes on **Landlord and Tenant** and **Mobile Homes**

• **AmJur** (also on **Lexis**)
  - Volumes on **Landlord and Tenant**, **Mobile Homes and Trailer Parks**, and **Housing Laws and Urban Redevelopment**

• **ALR** (also on **Lexis**)


Mobile Homes

Browse Table of Contents below or search above.

- Select all content - No items selected - Clear Selection

- Summary

  - I. Regulation of Mobile Homes and Manufactured Homes [Chapter View]
    - Research References
    - § 1. Overview of statutory regulation of mobile homes
    - § 2. Definitions related to mobile and manufactured homes
    - § 3. Enforcement of mobile home regulations
    - § 4. Construction of mobile and manufactured homes
    - § 5. Sales of mobile and manufactured homes
    - § 6. Mobile and manufactured home warranties
    - § 7. Financing and foreclosure of mobile and manufactured homes
    - § 8. Registration and licensing of mobile and manufactured homes
    - § 9. Taxation of mobile and manufactured homes
    - § 10. Use of mobile and manufactured homes on public highways

  - II. Mobile Home Parks [Chapter View]
    - Research References
    - § 11. Regulation of mobile home parks
    - § 12. Definitions related to mobile home parks
    - § 13. Mobile home park areas regulated
    - § 14. Relationship between residents and owners of mobile home and manufactured home parks

- Correlation Table
Landlord and Tenant

Summary

I. Landlord-Tenant Relationship
II. Leases and Agreements
III. Creation, Characteristics, and Termination of Tenancies
IV. Rights, Duties, and Liabilities of Parties
V. Rent Control [Chapter View]

Research References
- § 876. Rent control, generally
- § 877. Constitutionality of rent control laws
- § 878. Commercial or agricultural rental legislation
- § 879. Application of rent control laws
- § 880. Rent control exemptions
- § 881. Determination of reasonable rent
- § 882. Reasonable rate of return on rents subject to control
- § 883. Rent adjustments
- § 884. Actions for rent overcharges
- § 885. Eviction of tenants from rent-controlled units
- § 886. Withdrawal of rent-controlled units from rental market

VI. Assignment, Sublease, and Mortgage of Leasehold
VII. Ground Rents and Permanent Leaseholds
Correlation Table
A.L.R. Index

American Law Reports
Index updated January 2023

Index to Annotations

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American Law Reports Index Contents

0-9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

- A MENS A ET THOR O
- A SINGLE OCCURRENCE
- A B A
- A BAND NMENT OF ACTIONS
- A BAND NMENT OF CRIMINAL INTENT OR ATTEMPT
- A BAND NMENT OF PATIENT
- A BAND NMENT OF PERSONS
- A BAND NMENT OF PROPERTY
- A BAND NMENT-OF-SHIP DRILL
- A BATEMENT
- A BATEMENT, SURVIVAL, AND REVIVAL OF ACTIONS
- A B A T T O I R S
- A B B R E V I A T I O N S
- A B D O M E N
CEB & Lexis

- **CEB OnLaw Pro** (registration code)
  - California Landlord-Tenant Practice
  - California Eviction Defense Manual (also on Lexis)
  - Handling Unlawful Detainers

- **Lexis**
  - California Landlord-Tenant Litigation (Matthew Bender)
III. ACCOMMODATING SPECIAL NEEDS OF PARTIES TO
ACTION

§10.8 A. Court Fee Waivers; In Forma Pauperis Procedures

The procedures for obtaining a waiver of court fees for indigent defendants are in Govt C 6668630–66641. The Judicial Council adopted supplemental rules that govern fee waivers in Cal Rules of Ct 3.50–3.58 (trial courts), 8.26, 8.818 (appellate courts). Legislative findings and declarations supporting the standards for waiver of court costs and fees are stated in Govt C 6668630. Under Govt C 666632, the class of eligible parties for waiver of court fees and costs includes the following:

- Parties receiving benefits under
  - Supplemental Security Income (SSI);
  - State Supplemental Payments (SSP);
  - California Work Opportunity and Responsibility to Kids (CalWORKs) program;
  - Tribal Temporary Assistance for Needy Families (Tribal TANF) grant program;
  - Federal supplemental nutrition assistance or California food assistance program;
  - County relief, general relief, or general assistance;
  - Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants
19 Special Considerations Governing Evictions in Commercial Tenancies

Myron Moskowitz
Clifford R. Horner

20 Effect of Sale of Property on Unlawful Detainer Proceedings

21 Effect of Filing Bankruptcy on Proceedings in Unlawful Detainer

22 Summary Judgment

23 Discovery

24 Rights of Occupants Not Named in Lease

25 Trial

26 Judgment

27 Posttrial Motions

28 Enforcement of Judgment—Removing Tenant and Tenant's Belongings

29 Appeals

30 Civil Writs

31 Return of Security Deposit and Disposition of Last Month's Rent
Handling Unlawful Detainers

Wendy St. John and Tracey Merrell

NOVEMBER 2022

Scope of Guide

This Action Guide is a succinct procedural roadmap for unlawful detainer actions, including evictions following foreclosure sales. It explains whether an unlawful detainer action is appropriate, details the process for compliance with various requirements for termination notices, and outlines how to proceed from filing a complaint through levying on a writ of possession. It also outlines the tenant’s available strategies and defenses at each stage, including the Prejudgment Claim of Right to Possession. Finally, it discusses tactics available to the landlord if the tenant files a bankruptcy.

Abbreviations

Civ Proc Before Trial  California Civil Procedure Before Trial (4th ed Cal CEB)

Eviction Defense Man  California Eviction Defense Manual (2d ed Cal CEB)

Judicial Council Forms Man  California Judicial Council Forms Manual (Cal CEB)
6.20 III. MOBILEHOME PARKS

The Mobilehome Parks Act (Health & Saf. Code §§18200–18700) provides that any person may file an application with local authorities for a conditional use permit for a manufactured home, a mobilehome, or a mobilehome park. A public hearing is required. Health & Saf. Code §18300.1. An installation permit is required whenever a mobilehome is used for human habitation. Health & Saf. Code §18613. Moreover, a mobilehome park must, subject to a use permit, be allowed on any land zoned residential in a local government's general plan. Govt Code §65852.7.

Cities and counties may not apply development standards that would preclude mobilehomes as permanent residences. Similarly, local agencies may not discriminate against mobilehomes that meet federal standards by imposing different development standards than those applicable to conventional single-family residences. Govt Code §§65852.3–65852.4.

Before a mobilehome park may be converted to another use, the owner or local agency proposing the change must prepare a report on the impact of the change on displaced residents. Govt Code §66427.4(a). The report must address the availability of adequate replacement housing in mobilehome parks and relocation costs. Govt Code §66427.4(a). The impact report must be filed with the local legislative body and made available to the residents of the mobilehome park. The local agency may impose conditions on the conversion to mitigate any adverse impact on the ability of displaced residents to locate adequate space in the same or another park. Govt Code §665863.7. Mobilehome parks and "manufactured homes" are also subject to regulation under California's Mobilehome Residency Law (CC 15798–15991.1) and the Subdivision Map Act (Govt Code §666410–666499.37), as well as to the federal requirements found at 42 USC 5401–5426. See also.
Government Websites
State of California

- California Housing Portal
- CA Business, Consumer Services And Housing Agency (BCSH)
  - CA Dept. of Housing & Community Development
  - CA Housing Finance Agency
  - CA Civil Rights Department
Resources for Renters, Landlords and Homeowners

The California Mortgage Relief Program is now accepting applications. Homeowners, apply today to get caught up on your housing payments.

Rent Relief Applications are closed. Check your status here.

Rental Assistance

In accordance with Senate Bill 115, applications are no longer open for the CA COVID-19 Rent Relief Program. State law extends eviction protections until June 30, 2022 for qualifying applications received by March 31. But eviction protections do not extend for non-payment of rent after March 31. That means tenants must pay rent and utility bills beginning April 1.

Mortgage Relief Program

Apply Now

Solicite Ya

Ghi Danh Ngay

지금 신청하세요

Mag-splar Nguyen

Program Dashboard

Local Government/Tribes

Homeowner Resources and FAQs
Eviction Protections

- Tenant Eviction Protection Resources
  - Recursos de protección contra el desalojo para inquilinos
  - 퇴세자 보호 자원
  - Các Nhân Lực Hỗ Trợ Bảo Vệ Người thuê nhà

- Tenant Eviction Protection Forms
  - Formularios de protección contra el desalojo para inquilinos
  - 퇴세자 보호 요청

- Landlord Protection Information
  - Información sobre la protección para los propietarios

- Landlord Protection Forms
California Tenants
A Guide To Residential Tenants' and Landlords' Rights and Responsibilities

February 2022

Click here to download a printable copy of the guide

Disclaimer

California Tenants – A Guide to Residential Tenants’ and Landlords’ Rights and Responsibilities was written initially by the Department of Consumer Affairs’ Legal Affairs Division and substantially revised by the Department of Real Estate’s Legal Section. The Department of Real Estate’s Communications and Publications Section was responsible for publishing the booklet. The opinions expressed in this booklet are those of the authors and should not be construed as representing the opinions or policy of any official or agency of the State of California. To ensure the document is useful for the vast majority of readers, the authors have endeavored to balance the competing objectives of providing accurate, current, and complete information of the law without overwhelming readers with nuanced detail and legalese. As a result, not every subject is addressed with the same level of detail. This booklet is intended for informational purposes only and is not legal advice. To the extent that readers have questions or need further guidance, readers should consult an attorney, legal aid society, landlord association, or tenant advocacy group for advice in particular cases, and should also read the relevant statutes and court decisions when relying on cited material.

TABLE OF CONTENTS

INTRODUCTION

HOW TO USE THIS BOOKLET

WHO IS A LANDLORD AND WHO IS A TENANT?

https://landlordtenant.dre.ca.gov/resources/guidebook/index.html
Notice of Funding Availability Calendar Now Available

View 2023-24 targeted release dates for draft guidelines, NOFAs, and awards.

[View calendar]

Mobilehome Owner & Park Services

For additional Mobilehome Owner & Parks Services, view our Resources & Quick Links.

- Pay Fees/Submit a Payment
- Renew My Registration
- Buy, Sell, or Transfer Instructions
- Mobilehome Assistance Center
- Mobilehome Residency Law Protection Program
Mobilehome Residency Law Protection Program

Helping to resolve certain disputes between mobilehome/manufactured homeowners in mobilehome parks and park owners/management.

Sometimes, in mobilehome parks, disputes can arise between mobilehome/manufactured homeowners and park management. To help resolve some of these disputes, California created the Mobilehome Residency Law Protection Program (MRLPP) through the Mobilehome Residency Law Protection Act of 2018, Assembly Bill 3066.

- MRLPP Information for Mobilehome / Manufactured Homeowners in Mobilehome Parks
- MRLPP Information for Park Owners / Operators
- MRLPP Laws and Regulations
- Helpful Information, Forms, and Resources

Contact the MRLPP
(800) 952-8355
Email us or send us a question/comment

Related Links
Submit a complaint online
Assembly Bill 3066, Statutes of 2018

Resources
MRLPP Flyer (PDF)
Folleto de MRLPP (PDF)
Mobilehome Residency Law Handbook (PDF)
Information Bulletin 2018-02
Housing Discrimination

The California Civil Rights Department (CRD) is responsible for enforcing state fair housing laws that make it illegal to discriminate against or harass someone because of a protected characteristic, such as their gender, race, national origin, sexual orientation, gender identity, or religion. (For a complete list of protected characteristics, see the section below titled “Protected Characteristics”). The law also requires reasonable accommodations for disabilities and prohibits retaliation against someone for exercising their rights. The law applies to landlords, tenant screening companies, property management companies, real estate agents, home sellers, builders, mortgage lenders, housing authorities, and others. The law applies to all aspects of housing and housing-related services, such as renting, leasing, sales, new construction, mortgage lending, insurance, municipal services, shelters, advertising, and restrictive covenants. Additionally, it is unlawful for cities, counties, or any local government agency to make zoning, land-use decisions, or policies that discriminate based on a protected characteristic.

WHAT DISCRIMINATION LOOKS LIKE

California’s Fair Employment and Housing Act (also known as FEHA) applies to most providers of housing and services related to housing such as landlords, tenant screening companies, real estate agents, home sellers, builders, mortgage lenders, and housing authorities. This law prohibits people or entities that provide housing from discriminating against or harassing tenants, homeowners, residents, their guests, housing or mortgage applicants, home buyers, and others. In addition, another law, the Unruh Civil Rights Act, applies to housing providers that qualify as a business establishment from discriminating against customers on the basis of protected characteristics.

Examples of actions that could be discriminatory if based on a person’s protected characteristic:

- Refusal to sell, rent, or lease rooms, apartments, mobile homes, condos, or houses
- Refusal to negotiate for the sale, rental, or lease of housing
- Informing someone that an apartment is not available for inspection, sale, or rental when it is in fact available
- Denial of a home loan or homeowner’s insurance
- Cancellation or termination of a sale or rental agreement
- Refusal to permit, at a disabled tenant’s expense, reasonable modifications – such as providing access ramps – that are needed to enable the tenant to live in the housing unit
- Charging different fees or other charges associated with the receipt of goods or services provided to tenants based on their membership in a protected category
Complaint Process

When someone files a discrimination complaint, CRD evaluates the facts and decides whether to accept the case for investigation. If it accepts the case, CRD independently investigates the facts and the legal issues. This involves reviewing respondents’ responses to complaints and other information and evidence that complainants and respondents submit, among other things. CRD attempts to resolve the dispute in appropriate cases. CRD may also decide to take legal action.

FILE A COMPLAINT

---

The First Steps:

If you feel you were the victim of discrimination, CRD is available to investigate and help settle your complaint. To begin this process, gather the information listed below and file an intake form in one of three ways:

- Online by creating an account and using our interactive Cal Civil Rights System, CCRS.
- By mail using a printable intake form.
- By calling using information on our contact us page.

If you decide to use the CRD investigation process, you will need to gather the following:

- The specific facts and any records about the incident(s), including the name and contact information of the person or entity you believe harmed you (if known);
- Copies of any documents or other evidence related to your complaint; and
- The names and contact information of any witnesses (if known).

In employment cases, you must do this within three years of the date you were harmed. In most other cases, you must do this within one year of the date you were harmed. In employment cases only, you must obtain from CRD a Right-to-Sue notice before filing your own lawsuit in court. If you would prefer not to use the CRD investigation process and instead file your own lawsuit, you must file it within the laws of limitations applicable to that particular case.
San Diego County

- Housing & Community Development Services
  - Rental Assistance Application (Section 8)
  - Rental Assistance Recipients Tools & Information
  - Rental Assistance and Affordable Housing Directory
This application is specific to the existing Section 8 Rental Assistance and other Programs for the Housing Authority of the County of San Diego. This application is NOT for the COVID-19 Emergency Rental Assistance Program.

RENTAL ASSISTANCE OPTIONS
At Housing and Community Development Services, we have several programs to help low-income people pay their rent so they may live in a safe, healthy place.

APPLY FOR RENTAL ASSISTANCE
Learn how to complete an application for rental assistance programs.
ALREADY HAVE RENTAL ASSISTANCE?

REPORT CHANGE
While you are receiving Section 8 Housing Choice Voucher rental assistance, you must notify us of any changes in your family such as a birth or other addition to your home, change of income or change of address.

DO YOU ALREADY HAVE RENTAL ASSISTANCE?
If you already receive rental assistance, we want to be sure you know how the program works and if there are any changes. We also have information that can help you stay safe and save money.

NEED HELP?
Contact information to assist you.

PORT IN / PORT OUT
Information and instructions on how to Port In or Port Out of our area of jurisdiction.

BEFORE THE INSPECTION
Rental Assistance and Affordable Housing Directory

The County of San Diego Rental Assistance and Affordable Housing Directory

The Rental Assistance and Affordable Housing Directory was prepared by the County of San Diego’s Housing and Community Development Services to provide residents and the community agencies that serve them with information on housing resources available to low income households. Among the pages of the Directory you will find:

- A countywide list of affordable housing complexes.
- Information on the rental assistance programs offered by the Housing Authority of the County of San Diego.
- Contact information of cities that provide housing programs.

Directory listings are subject to change. If there are changes to the Directory, please call us at (858) 694-4801 or email HCDSS.HHSA@sdcounty.ca.gov.

Rental Assistance and Affordable Housing Directory

For a list of emergency shelters that offer temporary overnight sleeping accommodations, please download the Emergency Shelter Contacts.
Local/Municipal Codes
What are local/municipal codes?

• Created by local governing bodies, e.g. County Board of Supervisors, City Council

• Various names: codes, ordinances, bylaws, measures

• Have the force and effect of law; can’t conflict with state law
Sources of Municipal Codes

• No comprehensive source, limited content in Lexis and Westlaw

• Municipal code publishers:
  o American Legal Publishing (searchable)
  o Code Publishing Co.
  o General Code
  o Municode (searchable with Google Advanced search)
  o Individual municipalities (e.g. City of San Diego)
Welcome to American Legal Publishing’s Code Library!

To view a code, choose a state from the list below, then click on the name of the appropriate municipality.

View Google Map of Online Clients

Alaska  Maryland  Oklahoma
Arizona  Massachusetts  Oregon
Arkansas  Michigan  Pennsylvania
California  Minnesota  Rhode Island
Colorado  Missouri  South Carolina
Connecticut  Montana  South Dakota
Florida  Nebraska  Tennessee
Hawaii  Nevada  Texas
Idaho  New Hampshire  Utah
Illinois  New Jersey  Virginia
Indiana  New Mexico  Washington
Iowa  New York  West Virginia
Kansas  North Carolina  Wisconsin
Kentucky  Ohio  Wyoming
CHAPTER 46 - MOBILE HOME RENT STABILIZATION

"Mobile home rental agreement" means a lease or other oral or written agreement between the mobile home landlord and mobile home tenant establishing the terms ...

Chapter 2.46 - MOBILE HOME RENT ORDINANCE | Rocklin, CA

A. The purpose of this chapter is to protect current residents of mobile home parks from excessive, unreasonable or exploitive rent increases by continuing rent ...

DIVISION 7. - MOBILE HOME PARK PERMIT - Municode Library

Mobile home park (RMH) permits provide development and use review for projects within the mobile home park district to ensure new uses, structures or mobile ...

CHAPTER 9-893 | Development Title | San Joaquin County, CA

The mobile unit or mobile home shall be constructed to meet the minimum standards of the National Manufactured Housing Construction and Safety Act of 1974.
Municipal Code

What is the Municipal Code?

Find a Municipal Code:

Search

Municipal Code by Chapter

Chapter 01, General Provisions
Chapter 02, Government
Chapter 03, Business Regulations, Business Taxes, Permits and Licenses
Chapter 04, Health and Sanitation
Chapter 05, Public Safety, Morals and Welfare
Chapter 06, Public Works and Property, Public Improvement and Assessment Proceedings
Chapter 07, Public Utilities and Transportation
Chapter 08, Traffic and Vehicles
Chapter 09, Building, Housing and Sign Regulations
Databases
Practical Law & Practical Guidance

• Practical Law available through Westlaw; Practical Guidance available through Lexis
• Legal know-how for transactional and litigation matters
• Practice area overviews
• Model documents with drafting and practice tips
Real Estate

Search all Real Estate above or navigate to specific content below.

Topics
- Commercial Finance
- Commercial Leasing
- Commercial Ownership
- Residential Finance

Resource Types
- Residential Leasing
- Residential Ownership
- Construction
- Real Estate in Corporate Transactions

State Q&A
State-specific resources and comparison tools on a variety of topics, including finance, ownership, leases, construction, and more. Examples include:
- Construction Laws and Customs
- Real Estate Finance
- Real Estate Leasing
- Real Estate Ownership

View All

Recent Real Estate Updates

What’s Market Lease Summaries for January 2023 • 1/23/2023
A list of lease summaries recently published by Practical Law What’s Market. Practical Law What’s Market provides a continuously updated database of recent lease summaries that allows you to analyze and compare terms, including parties, legal counsel, industry sector, location, use, rent, pass...

NY Court of Appeals Decides Mortgage Foreclosure Statute of Limitations: Revoking a Loan Acceleration • 2/25/2021
In a decisive victory for lender interests, New York’s highest court has clarified the law relating to the statute of limitations period for bringing a mortgage foreclosure action in New York state and gives important guidance for lenders assessing the acceleration or de-acceleration of a debt.
Residential Leasing (230)

Practice note: overview

1. Electronic Signatures, Recording, and Notarization Laws for Real Estate Transactions: Overview
   Practice note: overview  Law stated as of 19-Sep-2022  National/Federal

2. Residential Leasing: Overview (CA)
   Practice note: overview  Maintained  California

3. Road Map to the Consolidated Appropriations Act, 2021
   Practice note: overview  Maintained  National/Federal

Practice notes

4. Chicago Ordinances for Residential Leases (IL)
   Practice notes  Maintained  Illinois

5. Chicago Residential Landlord and Tenant Ordinance (IL)
   Practice notes  Maintained  Illinois

6. Chicago's Cooling Ordinance (Residential and Commercial Real Estate) (IL)
   Practice notes  Maintained  Illinois

7. Commercial and Residential Eviction Procedures (TX)
   Practice notes  Maintained  Texas

8. Commercial and Residential Evictions: Pre-Filing Procedures from Grounds for Possession Through Serving Required Notices (MN)
   Practice notes  Law stated as of 05-Apr-2022  Minnesota

9. Commercial and Residential Evictions: Filing a Complaint Through Possession (MN)
What task would you like to accomplish today?

Search practice notes, templates, clauses, articles and checklists

Practice Areas

- Antitrust
- Bankruptcy
- Business Entities
- Capital Markets & Corporate Governance
- Civil Litigation
- Commercial Transactions
- Construction
- Corporate and M&A
- Corporate Counsel
- Data Security & Privacy
- Employee Benefits & Executive Compensation
- Energy & Utilities
- Finance
- Financial Services Regulation
- Healthcare
- Insurance
- Intellectual Property & Technology
- Labor & Employment
- Life Sciences
- Private Equity & Investment Management
- Real Estate
- Tax
- Trusts & Estates

Tools & Resources

- Market Standards
- State Law Comparison Tool
- Practice Videos
- Private Market Data: Commercial Leasing
- Resource Kits
Residential Transactions
Practice Notes (19)

1. **Choice of Ownership Structure of Real Property (CA)**
   Jurisdiction: California

2. **Climate Change Legislation Tracker (Real Estate) (CA)**
   Jurisdiction: California

3. **Commercial and Residential Eviction (CA)**
   Jurisdiction: California

4. **Discrimination in Residential Mortgage Lending State Law Survey**
   Jurisdiction: Alabama, Alaska, Arizona...

5. **Eviction Resource Kit (CA)**
   Jurisdiction: California

6. **Eviction, Unlawful Detainer, and Tenant Protections State Law Survey**
   Jurisdiction: Alabama, Alaska, Arizona...

7. **Fannie Mae Deeds of Trust (CA)**
   Jurisdiction: California

8. **Fannie Mae Notes (CA)**
   Jurisdiction: California
ChatGPT is not good at research!

• Generative AI tools use large language models (LLMs) to simulate conversations.
• LLMs are trained on the internet but are not a search engine by themselves.
• LLMs predict what each word of a response should be based on training.
  o Hallucinations
  o Training limited in time
  o Inherent bias from training sources
• [LRC Guide to ChatGPT & Other Generative AI Tools for USD Law Students](#)
If you’re going to use ChatGPT…

• Only use it for tasks it’s good at!
  o Catching typos and grammar errors
    ▪ But not for Bluebooking
  o Modifying tone
  o Brainstorming
  o Summarizing specific, discrete pieces of text

• Clinics policy: obtain professor/supervising attorney’s permission **before** using.

• Clinics policy: **do not** include confidential client information in prompts.
  o Check data controls and turn off saved history.
Chat history & training

Save new chats on this browser to your history and allow them to be used to improve our models. Unsaved chats will be deleted from our systems within 30 days. This setting does not sync across browsers or devices. Learn more

Shared links

Export data

Delete account
Verify AI Generated Content

• Clinics policy: verify all AI generated content before using in a final work product

• Always:
  o Check facts and laws (because it’s not good at research!)
  o Ensure important context or information was not eliminated
  o Assess responses critically
LRC Reference
lrcrefer@sandiego.edu
619.260.4612
Chat: sandiego.edu/law/library
Zoom appointments by request
In-person
Mon – Thur: 9am-6pm
Fri: 9am-5pm
Sun: 12pm-4pm
Reference hours at the clinics: bit.ly/LRC-Clinics

Julianne Odin
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619.202.3574