



# IVTU'S FRESHMAN

## *Handbook*

Your Step-by-Step Guide to renting in Isla Vista



Housing Rights • Community • Support

<https://ivtu.as.ucsb.edu> / Instagram: @ucsb.ivtu

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# ABOUT IVTU



Isla Vista Tenants Union (IVTU)'s mission is to provide resources to students and residents of Isla Vista!

The TU serves three purposes:

- Get information to tenants and inform them of their rights
- Vehicle to fight for & ensure tenant rights
- Build community and leaders among IV residents

**History:** After 36 families were evicted in 1998, a coalition of students and 18 evicted families formed Families and Students United, and a year later formed Isla Vista Tenants Union under UCSB Associated Students. Recently, in 2019 over 40 tenants sued Isla Vista Luxury Living over security deposit disputes as well as bad-faith claims and got back nearly \$15,000!



# SIGNING ON & MOVING IN



## signing the contract

### What to look for?

- Look for all different policies that your landlord might have. See if it is fixed or month to month, and if it is joint-and-several or by the bed/room.

### Read before you sign!!!

- Read carefully and you can bring any lease to IVTU/LRC to help you review! Don't assume that everything in the lease is inherently legal etc.

## Moving in

### Move in video/photos for security deposit

- Make sure to take photos and videos of unit upon move in!
- Helps avoid potential disputes at the end of your lease

### Pre-existing conditions reports

- If provided by landlord, do condition report. If not, document any preexisting conditions (if something is broken or non operational) and report to landlord asap.
- Return this report to your landlord within 3 days of move-in!

### Initial inspection report VS maintenance requests

- Initial inspection report sometimes provided by landlord but you can also google "initial move in condition report" to fill out when you move in. However, for whatever needs fixing you need to make a maintenance request. Keep documentation of those.

# Roommates: THE TO-DO'S

## Defining Your Needs and Wants

### Needs (Non-Negotiables):

These are the habits, boundaries, or conditions you must have to feel safe, respected, and comfortable in your living space.

Examples:

- Cleanliness standards: keeping shared spaces like kitchens and bathrooms tidy.
- Noise levels: quiet study or sleep hours.
- Respect for privacy: knocking before entering rooms.
- Shared responsibilities: evenly splitting chores, utilities, or rent.

### Wants (Nice-to-Haves):

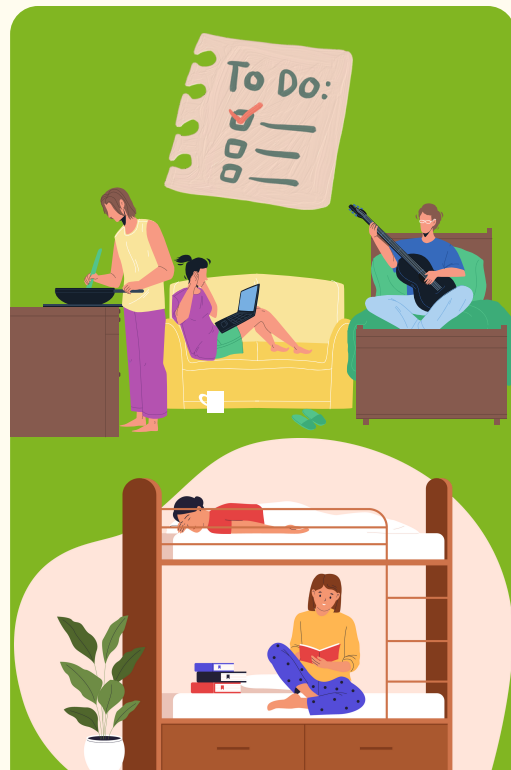
These are preferences that make living together more enjoyable but aren't deal-breakers.

Examples:

- Décor and aesthetics: agreeing on how to decorate common areas.
- Study habits: preferring to study in silence vs. with background music.
- Schedules: similar sleep/wake or class times.

## Setting House Rules

- Decide on guest policies, quiet hours, and shared space use early.
- Write agreements down so everyone's on the same page.
- Revisit your rules mid-quarter—things can change!



# RIGHTS & RESPONSIBILITIES

## Know your rights!

1. Landlords can only get away with illegal behavior if they are not held accountable
2. The CA Tenants Guide outlines all of your rights as a tenant.



Scan here to read the CA Tenants Guide

## Right to Habitability

1. You are entitled to a unit that meets basic standards of habitability, including safe and operable plumbing, heating, electrical and structural systems; freedom from infestations; and adequate weatherproofing.
2. Landlords required to maintain these standards throughout the tenancy.

## Right to Privacy and Peaceful Enjoyment

1. You are allowed the 'quiet enjoyment' of your home, meaning freedom from unnecessary intrusion or disruption.
2. Landlords must provide **at least a 24 hours' written notice (typically email in nature) before entering a unit for inspection, repair or showing.**

## Right to Written Lease and Transparency

1. A written lease must clearly outline terms of tenancy.
  - a. Things to look for in your lease (important!): Rent, when rent will be paid, duration, responsibilities, of both parties, utilities, rules around subletting, quiet hours, etc.
2. Every change to the lease must be mutual – make sure to get these changes ***in writing.***

## Right to Non-Discrimination

1. Tenants may not be discriminated against on the basis of race, color, religion, sex, gender identity, sexual orientation, marital status, national origin, ancestry, familial disability, or source of income.

# RIGHTS & RESPONSIBILITIES

## Right to Free Treatment of Security Deposits

1. Security deposits must be used only for unpaid rent, necessary cleaning, or repairs beyond normal wear and tear. Tenants are entitled to an **itemized statement and refund within 21 days** of move-out.

## Rights to Fair Process and Eviction Protections

1. Tenants cannot be removed without **proper written notice** and just cause. Unlawful detainer actions must proceed through court with due process.
  - a. A lease can only be terminated (by the tenant or landlord) if there is a breach of contract or by mutual agreement of the landlord and tenant (aka "rescission")
  - b. For example, under some circumstances, a tenant may be able to vacate the premises and discontinue rent payments if there are "serious and substantial" habitability issues that the landlord fails/refuses to remedy after being made aware of the problem.

## Right to Subletting

1. Subleasing your property varies from company to company.
2. Subleasing is when someone temporarily takes over your lease (common when students go abroad or home for the summer!)
3. Your sublesser needs to formally be on the lease to inhabit your apartment. Some companies do not allow subletting so be sure to look for this in your lease.





# MOVING IN



## Preparing for the Move-in

- Do a full walk-through of the unit on Day 1
- Document everything with photos + videos (timestamped)
- Note any damage, stains, missing items, or broken appliances
- Email the list to your landlord within the first 3–5 days of move-in

## Settling into Your New Home

- Request a copy of the signed lease and any house rules
- Get access to mailbox keys, parking info, Wi-Fi setup, and maintenance contacts
- Test appliances, outlets, water, heating/AC to confirm everything works
- Set up utilities (if required) under your name right away





# MOVING OUT



## Security Deposits

### What landlords can deduct for:

- Reasonable cleaning and repairs to return the unit to move-in condition.

### Protect your deposit:

- Document your unit at move-in and move-out (photos + videos + written list).

### Getting your deposit back:

- Landlord must return your deposit within 21 days after move-out.
- If deductions seem unfair, you can dispute in Small Claims. IVTU can help!

### Pre-Move-Out Inspection (USE IT!):

- You have a legal right to a pre-move-out inspection.
- Must be offered at least 2 weeks before move-out.
- Landlord tells you what would be deducted so you can fix it first.

## Smooth Move-Outs



- Make sure to take a move out video upon moving out, and if hired any cleaning services etc. Provide documentation!

## “Reasonable Wear and Tear” vs. Damage

- Sometimes what the landlord considers to be reasonable wear and tear (as compared to damage for which deductions can be made) is stated in the lease. This is good to know, but not necessarily conclusive
  - Reasonable Wear and Tear = ordinary deterioration of a rental that comes with regular use of the property.

# ONLINE CAMPUS *Resources*

## Pardall Center

<https://pardallcenter.as.ucsb.edu/>  
Instagram: **@aspardallcenter**



## Associated Students Bike Shop

<https://bikeshop.as.ucsb.edu/>  
Instagram: **@as.bikeshop**



## Legal Resource Center

<https://legal.as.ucsb.edu/>  
Instagram: **@ucsb\_lrc**



## External Vice President of Local Affairs

<https://evpla.as.ucsb.edu/>  
Instagram: **@ucsbbevpla**



## Isla Vista Community Services District

<https://islavistacsd.ca.gov/>  
Instagram: **@islavistacsd**



# GET TO KNOW ISLA VISTA/SANTA BARBARA

## Surfs Spots

- Campus Point, Sands, Coal Oil Point Reserve, Deveraux



## Parks

- Anisq'Oyo', Little Acorn, Sea Lookout, Window to the Sea



**U C S B**  
**Isla Vista**  
NEXT RIGHT

## Hikes

- Lizard's Mouth, Tangerine Falls, Hot Springs, Seven Falls, Cold Springs!



# FOOD, COFFEE, AND MORE!

## Coffee Shops

- Lighthouse, Caje, Dean, Kin (also has mochi donuts!), Handlebar, Dean, Dart Coffee Co.



## Food/Quick Bites

- Yetz's Bagels, Woodstocks (Trivia night on Thursdays!), Kaiju, Teddy Rice, Freedbirds, Su's Bowl

## Other Fun Things in SB

- Explore State Street, it has so many stores (Alo, Lulu Lemon, Urban Outfitters, Hollister)
- Thrifting at Alpha Thrift
- Day trip to Solvang (bonus points if you stop by Ostrichland USA)
- Farmers Market (every Sunday at the Camino Real Marketplace)
- Sunset at Sands





# QUESTIONS?

Head over to [IVTU.org](https://ivtu.org) to learn more!

Schedule a meeting with a board member/case worker through our website!



Follow our Instagram  
@ucsb.ivtu to stay updated and  
DM us if you  
have any questions!



<https://ivtu.as.ucsb.edu>



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