

Tenant-landlord issues relating to mold:

Mold cannot exist without moisture. If mold develops in indoor locations usually associated with moisture such as the shower, tub, or kitchen areas where steam can accumulate, it is the **tenant's responsibility** to remove mold in the course of regular housecleaning. Use the information contained on page 2, *General Cleanup Procedures* of [Mold in My Home: What Do I Do?](#). Sometimes mold can accumulate in window areas where there is excessive condensate, especially in the colder winter months. In these cases, the tenant should open windows, turn on exhaust fans, or provide for better air circulation in addition to housecleaning.

If mold develops in an indoor location not usually associated with moisture, such as a clothing closet, bedroom, or living room where no plumbing fixtures are located, then water intrusion is usually suspected. Leaky roofs, pipes, or improper weatherization can cause water intrusion leading to mold growth. Typically, any structural or plumbing repair work is the **landlord's responsibility**.

To resolve a mold problem in a rental unit, the tenant should first contact the landlord to get resolution. Persistent problems stemming from water intrusion due to structural or plumbing deficiencies can be referred in some jurisdictions to the housing/code enforcement office. Check with the housing/code enforcement office in your neighborhood for the contact number. Some local phone numbers are listed here for your convenience: (all are area code 916)

- County of Sacramento 875-5656
- City of Sacramento 264-5404
- City of Citrus Heights 725-2845
- City of Elk Grove 478-2266
- City of Folsom 355-7229