



## When is it OK for a landlord to enter your rental?

By Lily Leung

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Can landlords enter their tenants' properties any time? Not so, according to Alan Pentico, executive director of the **San Diego County Apartment Association**. Pentico offers answers in this guest post. Every Thursday, the U-T San Diego features useful information for tenants and landlords.

A landlord may enter your apartment for one of the following reasons:

- In an emergency.
- When you have moved out or abandoned the apartment.
- To make necessary or agreed upon repairs and other improvements.
- To show the apartment to prospective residents, buyers or lenders.
- To provide entry to contractors.
- To conduct an initial inspection before the end of tenancy as allowed by law.
- If a court permits it.

Except in an emergency, or with your permission, the landlord must give you reasonable advance notice before entering your apartment. The law considers 24 hours advance written notice to be reasonable in most situations.

**Previously: Moving into a rental? Here are tips to consider**

*This guest blog by Pentico was posted by reporter Lily Leung. Email her at [lily.leung@utsandiego.com](mailto:lily.leung@utsandiego.com).*

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