



Monthly Newsletter

Fall 2026

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Legal hurdles multiply for successfully evicting tenants, even where good grounds for eviction clearly exist.

We have been receiving reports that legal aid attorneys in Lompoc have been latching onto a law that applies to all properties that receive any federal rent subsidy. Failing to include these additional forms and notices will prevent a landlord from successfully evicting tenants, even where good grounds for eviction otherwise exist.

This applies only to properties that receive federal subsidies, such as “Section 8” vouchers. However, in California, it became unlawful starting on January 1, 2020 to discriminate against renters whose source of income includes government assistance. In other words, landlords in California must accept Section 8 vouchers. So, really, the notice requirements potentially applies to all landlords.

In other cases, the service animal conundrum continues unabated. Despite recent California legislation attempting to cut down on fraudulent claims of service animals, it remains a mere triviality to claim that an animal qualifies as a legally protected service animal or support animal and landlords must therefore allow the animal despite no-pet preferences.

As a property manager, part of our role is to help landlords deal with and solve problems with difficult tenants. Adding layers of complexity, as described above, is great job justification for us, even though we would all be better off without this.

Property managers deal with this complexity far more regularly than our clients would ever do on their own, so we are more aware of the pitfalls to avoid when trying to solve problems. New loopholes always arise, but we do get to see those loopholes as they become popular among tenants. It is frustrating beyond belief to know that you have a bad tenant and the best solution is simply to terminate the tenancy, but if that tenant is in touch with clever legal aid attorneys then it quickly becomes a game of cat and mouse if you are not careful.

The best advice that we can give our clients is to be absolutely transparent from the beginning about the problems that a tenant is causing and why and how those problems must be fixed. Throwing up your hands and saying: “I don’t want to deal with this person anymore” plays directly into the tenant rights playbook and allows them to frame the landlord as unreasonable.

Cal Poly is adding beds without corresponding increases in enrollment, which is making for a more challenging student rental market.

Cal Poly brought 500 new beds online in Fall 2026 and is expecting to bring another 700 new beds online in Fall 2027.

Other supply side changes are also happening with ADU construction near campus and general building activity around town. Those non-campus projects are harder to quantify, but do add meaningful inventory.

We do not yet know how many more students Cal Poly enrolled in Fall 2026 versus Fall 2025, with those numbers likely being released in December 2026, but the total enrollment increase is very likely less than the 500 new beds that came online.

Longer term, Cal Poly is looking at projected enrollment increases of 1,500 - 1,750 between now and 2030 (targeting 25,000 total enrollments in 2030) with total new beds totaling 3,500 - 4,000. Enrollment was 23,245 in Fall 2025.

As a result of these challenging supply and demand dynamics, we are yet again shifting our pre-lease timeline earlier and are already working on renewal strategies and offers for the 2027-28 calendar year.

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This past year was more difficult than we have seen in quite a while and we expect the same challenges next year. If you own a student rental, please expect us to reach out to you relatively soon regarding a renewal strategy for your property.

Reminder: Property taxes are due by November 1 and delinquent after December 10.

Property tax bills are beginning to arrive. The first installment of property taxes is due on November 1 and delinquent after December 10. The second installment is due on February 1 and delinquent after April 10.

If we receive your property tax bill from you or the County Assessor's office, then California West will pay the bill, assuming funds are available in your trust account.

Also, please give us plenty of notice if you wish to pay the second installment of your taxes before the end of the year. CPA's sometimes recommend this, depending on your tax circumstances. We may need to hold back distributions to have money to pay this before the end of the year.