

YOUR ADVOCATE

A Newsletter From The Law Offices of Eleanor Southers

Homeowner and Landlord Alert

As a personal injury attorney, I am frequently called upon to file a claim against homeowners or property owners, such as landlords. A claim can be the result of a visitor slipping and falling on their land, or some other unusual accident involving the use of the land.

In California, landowners owe a duty to anyone who comes onto their property and sustains injury because of the property owner's negligence. The negligence may be due to a dangerous condition, such as a hole, debris or garbage being left out, a loose rug or a thousand other repairs left undone. Business owners who invite the public onto their property (usually to make purchases) owe an even greater duty to protect their visitors from harm.

Most businesses have some idea that great care should be taken to safeguard their visitors but here are a few tips for the common homeowner or renter who wants to make sure that his/her property is truly safe for guests.

- **Check your property for dangerous conditions on a regular basis, both inside and outside.** Check for bicycles, toys, etc. that have been left out and could cause someone to trip. Clean up all debris and garbage left where someone might accidentally slip and fall.
- **Repair Immediately.** If you find something that needs repair, take care of it as soon as possible or place warning signs around the area if there is some delay in making the repair.

- **Keep Your Property Clean.** Cut off branches, clean out spilled garbage and wash or thoroughly clean any slippery substances on walkway surfaces.
- **Mark Glass Windows and Doors with Tape.** People frequently walk through glass they cannot see. It may be somewhat unsightly, but it is very important to mark the glass with decorative tape or some other marking device to clearly indicate the presence of a glass door or window.
- **Buy Good Liability Insurance Coverage.** Sometimes your insurance agent will carry out a safety inspection and give you extra tips on how to safeguard your home. A good liability policy will cover medical payments for any visitor who sustains injury on your property and gives you peace of mind, knowing that you can provide compensation for such injuries



Ms. Southers is a prominent personal injury and Workers' Compensation attorney. She is available for free consultations. You may call her at (831) 466-9132 if you are in an accident or are injured at work.

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