



Hours of Operation

Monday - Friday 9:00am-4:30 pm

619-431-0732

info@placemanagements.com

To log in your tenant portal please visit:

www.placemanagements.com

For any safety or medical emergencies dial 9-1-1

GENERAL REPAIR REQUEST

Please log in to your tenant portal to submit a general maintenance request. Please be advised tenants are to replace lightbulbs that burn out, and tenants will be charged for drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines. Items that commonly cause clogged drains include but are not limited to flushable and non flushable wipes, hair, feminine products, paper towels, Q-tips, etc. Garbage disposal issues may also be considered the fault of the tenant if items not meant for disposal (large scraps of food, bottle caps, silverware, glass, etc) have caused the garbage disposal to stop working. Tenants must be present for general maintenance repairs and vendor diagnostics service trips.

In the case of a water/plumbing emergency (after-hours or on weekends/holidays) and management company cannot be reached please contact:

24/7 EMERGENCY PLUMBING ISSUES

-Bill Howe Plumbing: 858-630-8505

-ARS Rescue Rooter: 619-798-9888

-Anderson Plumbing Heating and Air: 866-374-0402

GAS AND ELECTRIC

For any electricity outages, please first call SDG&E or check their website to verify there are no planned or unplanned outages in your area, or to report a suspected gas leak.

-SDG&E: 1-800-411-7343 or www.sdge.com

APPLIANCES

Check your lease agreement first to determine if the owner has agreed to warranty the repair of any appliance malfunctions or issues. If they did not agree to maintain the appliances, the tenant is responsible for the cost to repair or replace the defective item. Per your lease agreement, the tenant is responsible for the cost of repairs or replacement for any tenant-caused damages or neglect.

LOCKOUTS

Tenants will need to contact and pay a locksmith directly if you have been locked out of your property. If a property manager must go to the property, an \$85 trip fee will be charged to the tenant.