

September 2024 | Issue No. 1

# RENTAL RIGHTS NEWSLETTER

City of Glendale



**WELCOME TO THE  
INAUGURAL EDITION  
OF OUR NEWSLETTER**

Welcome to the first edition of our newsletter, where we delve into the City of Glendale's Rental Rights Program!

In this newsletter, you'll learn about the program, upcoming events, and important updates on housing rules in California.

### **What is the Rental Rights Program?**

The City of Glendale's Rental Rights Program serves as a cornerstone for balanced housing regulations for both tenants and landlords since its inception in 2019. The Rental Rights Program is composed of Just Cause Eviction, Relocation Assistance, the Right to Lease, Intentional Disrepair, and Rent Reduction. These rules help protect both renters and landlords.

### **How We Can Help**

Our team is here to answer your questions about renting in Glendale. You can call us at **818-548-3706** or email us at **Rent@GlendaleCA.gov**. We're here to help with anything related to renting and can connect you with other resources if needed.

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### **Translations**

For our non-English speaking community members, we offer resources in Armenian and Spanish.

#### **Հայերեն**

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**Հայերեն**

#### **Español**

Por favor, haga clic en el botón de abajo para acceder a la versión en español de este boletín.

**Español**

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# RECENT UPDATES

This section gives you the newest updates about Glendale's Rental Rights Program and any changes in the laws for landlords and tenants. Keep up with these updates to understand how they might affect your rights and responsibilities if you rent or own property in Glendale.

## Rental Rights Updates

On *February 6, 2024*, the Glendale City Council voted to adopt amendments to the city's Rental Rights Program, aimed at better serving the needs of both tenants and landlords. For detailed information on how these changes might affect you, please visit [GlendaleRentalRights.com/news](https://GlendaleRentalRights.com/news).



## Security Deposit - State Law

**Effective July 1, 2024**, the Security Deposits landlords can ask for are limited to one month's rent. For landlords who own no more than two residential rental properties that collectively include no more than four total units for rent, the limit is two times the monthly rent, but only if the landlord is a natural person or a limited liability company in which all members are natural persons.

Learn more about Civ. Code, § 1950.5 by clicking the button below.

[Learn More](#)



### **Tenant Protection Act - Rent Cap**

**Effective August 2024**, California's AB 1482 Rent Limits have been update to **8.9%**. This annual adjustment is based on the Consumer Price Index (CPI). AB 1482, otherwise known as the California Tenant Protection Act of 2019 limits rent increases to 5% plus inflation, with a 10% cap, applying mostly to properties over 15 years old.

For more information please click the button below.

[Learn More](#)

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# SPOTLIGHT

## **Preparing Your Rentals for the Rainy Season**

As we approach the rainy season, it's crucial for landlords to ensure their rental units are thoroughly weatherproofed. Last year, we experienced an uptick in tenant

complaints concerning leaks and mold, which can lead to significant property damage and health issues.

Proactive maintenance is key. Check roofs, windows, and pipes for leaks, and fix any problems quickly to keep water out. Regular inspections and timely repairs can protect your property from weather damage and ensure your tenants stay safe and happy.

***For Landlords:***

1. **Routine Inspections:** Check the property regularly, especially before the rainy season, to catch issues like roof leaks, broken gutters, and drainage problems early.
2. **Ventilation:** Make sure all units have good ventilation to prevent mold and mildew, especially in damp conditions.
3. **Quick Response:** Act quickly when tenants report issues. Prompt action can stop small problems from turning into big repairs.
4. **Weatherproofing:** Seal windows and doors to keep water out. Consider waterproofing exterior walls if needed.
5. **Gutters and Drains:** Keep gutters clean and check drains for clogs to ensure water flows away from the building, reducing the chance of water damage.

***For Tenants:***

1. **Report Issues Early:** If you spot leaks, dampness, or mold, tell your landlord right away. Early reporting can lead to quicker fixes.
  2. **Ventilate Properly:** Open windows and use exhaust fans, especially in bathrooms and kitchens, to reduce moisture buildup.
  3. **Protect Your Belongings:** Keep furniture and personal items away from damp walls prevent damage to your belongings.
  4. **Know Your Rights:** Learn about your local tenant rights, especially regarding property maintenance and repair responsibilities.
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# QUESTION OF THE MONTH

## How much notice must a landlord give before entering my rental unit?

In California, landlords are required to provide reasonable notice before entering a rental unit. The specific details are governed by California Civil Code Section 1954, which outlines the conditions under which a landlord may enter a rental unit and the notice required.

Here's a detailed breakdown:

### Notice Requirements

- **Advance Notice:** California law typically requires that landlords provide at least 24 hours of advance notice before entering a rental unit. This notice must be in writing and should specify the intended date, time, and purpose of the entry. The notice can be personally delivered to the tenant, left with someone of suitable age at the premises, or left on, near, or under the unit's usual entry door where it can be found.
- **Time of Entry:** The entry must be during normal business hours, generally considered to be 8:00 AM to 5:00 PM on weekdays. Weekend hours or any other time are permissible if agreed upon by the tenant or if the nature of the service requires a different time.

### Reasons for Entry

A landlord can enter a rental unit for the following reasons:

- **Emergency:** Immediate entry is allowed without prior notice in case of an emergency, such as a fire or severe water leak.

- **Repairs and Maintenance:** To perform necessary or agreed-upon repairs, decorations, alterations, or improvements.
- **Showing the Unit:** To show the rental unit to prospective or actual purchasers, tenants, mortgagees, workers, or contractors.
- **Inspection:** To conduct inspections related to tenancy or investigate suspected lease violations or safety issues.
- **Tenant Abandonment:** When the tenant has abandoned or surrendered the premises.
- **Court Order:** Entry is permitted pursuant to a court order.

### Exceptions to the Notice Requirement

- **Consent:** If a tenant is present and consents at the time of entry, no advance notice is required.
- **Emergency:** No notice is required if there is an emergency that necessitates immediate entry to protect life or prevent significant property damage.

### Tenant Rights

- **Refusal of Entry:** Tenants cannot unreasonably refuse a landlord entry into the rental unit when the landlord has given proper notice and has a valid reason for entry.
- **Privacy:** Tenants have the right to privacy, and landlords must respect this by not abusing the right of access or using it to harass the tenant.

**Disclaimer:** The information provided here is intended as a general guideline based on California law and is not a substitute for professional legal advice. Laws and regulations can vary by location and may change over time. It's important to conduct your own research or consult with a qualified attorney to understand the current laws applicable to your specific situation. This content is designed to serve as a starting point and should not be considered definitive legal guidance.

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# LOOKING AHEAD

## What's Next for Rental Rights

As we move forward, we are excited to share some of the key initiatives and projects underway at our organization:


**Upcoming Council Meeting:** We have a council meeting tentatively scheduled for September 17th, where we will discuss new programming including potentially new financial assistance programs.

**Current Surveys:** We have an ongoing survey open to both landlords and tenants, which will close at the end of September. Please see the section below to participate.

**End of September Meeting:** We are preparing for an in-person community meeting at the end of September, where we will host a presentation on the Rental Rights Program. This session will cover recent changes and explain how they affect both landlords and tenants.

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# RESOURCES & SUPPORT



MAY WE  
ASK YOU  
SOME-  
THING?

## Survey

### **We Want to Hear from You: Landlord and Tenant Surveys**

As part of our ongoing effort to enhance the services we provide and ensure that our initiatives align with the needs of our community, we are conducting two targeted surveys—one for landlords and one for tenants. These surveys are designed to gather your valuable input on rental rights, marketing practices, and other relevant topics.



Please take a moment to complete the relevant survey and help us continue to improve our community initiatives.

**Landlord Survey**      **Tenant Survey**

**Landlords**

**Tenants**

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## Resource Highlight

This month's resource highlight is the Armenian Bar Association, a dynamic organization formed in 1989. It serves as a professional and social network for lawyers of Armenian heritage, the association is deeply involved in promoting the rule of law and democratic institutions.

The Armenian Bar Association is also known for its robust **pro bono efforts**, offering free legal services in various fields such as immigration, family law, and housing rights for all ethnicities and backgrounds. They operate a pro bono office inside the Adult Recreation Center at **201 E Colorado St, Glendale, CA 91205** which is open **Saturdays, 10:00 AM to 1:00 PM** staffed with dedicated legal professionals ready to assist the community with various legal issues.

For more information about their services and how they might assist you, please contact **(818) 660-6898** or **probono@ArmenianBar.org**.

Please use the link below for more great resource like the Armenian Bar Association.

**Resources**

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# STAY CONNECTED

This is an official publication of the City of Glendale Rental Rights Division.

For inquiries, comments and concerns regarding this Newsletter, please email **Rent@GlendaleCA.gov** or call **818-548-3926**.

Thank you for reading our newsletter! We appreciate your interest.

City of Glendale - Community Development Department

141 N Glendale Ave, 202 Glendale CA, 91206

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