

FEBRUARY 2025

ISSUE NO. 6

City of Glendale

RENTAL RIGHTS NEWSLETTER

Stay informed with the latest tenant protections, legal updates, and resources in Glendale and beyond.



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Welcome to this month's Rental Rights Newsletter!

We've introduced a new format to make it easier for you to stay informed about rental rights, legal updates, and key resources.

This month, we're focusing on tenant protections in Glendale, eviction rules, and highlighting the Los Angeles County Bar Association (LACBA) as a vital legal resource for housing disputes. Stay informed and empowered with this essential information!

For more information

As always, 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.

Rental Rights Team

Recent Updates

Homelessness Prevention

If you or someone you know is struggling to keep up with rent, there's help available. The Emergency Rental Assistance Program, offered through **Door of Hope**, provides crucial support to families facing financial hardship in Los Angeles County. This program aims to prevent homelessness by assisting families in need with rental assistance.

Eligibility Requirements:

To qualify for this program, applicants must meet the following criteria:

- Reside in **Los Angeles County**.
- Be a household with at least **one child aged 18 or younger**.
- Have a total annual gross income at or below **50% of the area median income (AMI)**.
- Have **recently experienced a significant loss of income** due to circumstances such as job loss, illness, or personal injuries.
- Have received an eviction notice.

How to Apply:

If you meet the eligibility criteria and need rental assistance, reach out to Door of Hope for more information:

- Email: Prevention@DoorOfHope.US
- Phone: (626) 808-5168
- More Details: DoorofHope.us/prevention

About Door of Hope

Door of Hope is a nonprofit organization dedicated to breaking the cycle of homelessness for families and individuals in Los Angeles County. Through housing assistance, job training, and financial education, they empower families to achieve long-term stability and self-sufficiency.

Share this resource with those who might benefit from it!

Spotlight

Understanding Price Gouging Protections in California

In the wake of recent natural disasters, such as the January 2025 wildfires in Los Angeles County, it's crucial for both tenants and landlords to understand California's price gouging laws, designed to prevent exploitative price increases during emergencies.

What is Price Gouging?

Price gouging refers to the practice of raising prices on essential goods and services to unreasonable levels during a declared state of emergency. In California, this is regulated under Penal Code Section 396, which generally prohibits price increases exceeding 10% for items like housing, food, medical supplies, and gasoline during such periods.

Duration of Protections

These protections are activated upon the declaration of a state of emergency by officials and typically remain in effect for 30 days. For instance, following the January 7, 2025, emergency declaration due to wildfires, Governor Gavin Newsom extended price gouging protections in Los Angeles County through **March 8, 2025**.



Implications for Landlords and Tenants

- **Rent Increases:** During the protected period, landlords are prohibited from increasing rent by more than 10% of the price charged before the emergency declaration. This applies to both existing tenants and new leases.
- **New Listings:** Properties not previously rented or advertised cannot be offered at a price exceeding 160% of the fair market rent established by the U.S. Department of Housing and Urban Development.

Enforcement and Penalties

Violations of price gouging laws are taken seriously. Offenders may face misdemeanor charges, punishable by fines up to \$10,000, imprisonment for up to one year, or both. Additionally, civil enforcement actions can impose penalties of \$2,500 per violation.



Reporting Violations

Tenants who suspect they are victims of rent gouging should document the incident and report it to local authorities or the California Attorney General's Office. Maintaining records of communications and transactions can be vital for investigations.

For more detailed information on price gouging protections in California, you can visit the California Governor's Office of Emergency Services' official page:

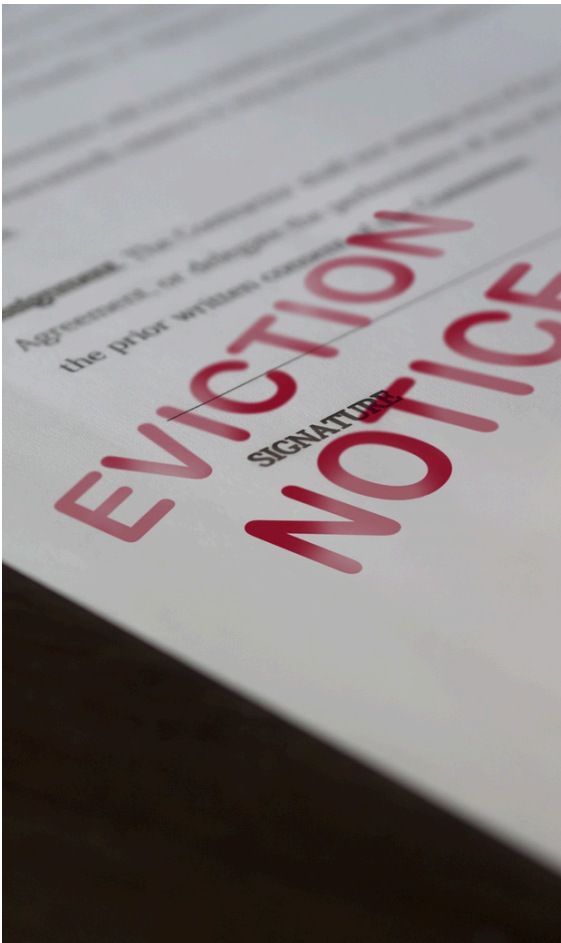
www.caloes.ca.gov

Question of the Month

Can a landlord evict a tenant without giving a reason?

No, in Glendale, landlords cannot evict tenants without cause due to the Glendale Rental Rights Program. Under this ordinance, landlords must provide a **just cause** for eviction.

In Glendale, evictions fall under two categories: **At-Fault Evictions** and **No-Fault Evictions**.



At-Fault Evictions occur when tenants violate lease terms or engage in prohibited activities. Grounds for eviction include:

- Non-Payment of Rent
- Lease Violations
- Nuisance Behavior
- Illegal Activities
- Unauthorized Subletting
- Denial of Access
- Smoking in Prohibited Areas

No-Fault Evictions occur when tenants are not at fault, but landlords need to reclaim the unit. Common reasons include:

- Major Rehabilitation
- Owner/Family or Resident Manager Move-In
- Permanent Removal from the Rental Market
- Compliance with Governmental Orders
- Contractual Compliance with Government Entities

In cases of **No-Fault Evictions**, landlords may be required to provide **relocations assistance**. For a full breakdown of Glendale eviction policies and tenant protections, visit GlendaleRentalRights.com.



Resources & Support

Each month, we highlight a key resource for tenants and landlords. This month, we're featuring the **Los Angeles County Bar Association (LACBA)**, a valuable legal resource for rental disputes and housing rights.

LACBA provides **free and low-cost legal assistance** through its SmartLaw Referral Service and Counsel for Justice programs. Whether you need help navigating eviction cases, rental agreements, or landlord-tenant disputes, LACBA connects individuals with experienced attorneys and legal aid services.

For more information, visit the Los Angeles County Bar Association website at www.lacba.org or call (213) 627-2727 for assistance.

Looking for More?

Visit our website for in-depth insights, additional resources, and the latest updates. Whether you're looking for exclusive content, or answers to your questions, you'll find it all there.

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

For inquiries, comments and concerns regarding this Newsletter, please email or call.

Phone: (818) 548-3926

Email: Rent@GlendaleCA.gov

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.



RENTAL RIGHTS PROGRAM

COMMUNITY DEVELOPMENT DEPARTMENT
