

City of Glendale

RENTAL RIGHTS NEWSLETTER

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



APRIL 2025



Welcome to this month's Rental Rights Newsletter!

We're back with another edition of the Rental Rights Newsletter, keeping you informed on key rental issues, legal updates, and important community resources.

This month: HUD Income adjustments, tips for new landlords, and highlighting the Housing Rights Center, a key resource connecting residents to housing assistance.

We also want to hear from you! Your feedback helps us improve this newsletter. Please take a moment to complete a short survey and let us know what you think. Link to the survey can be found below.

As always, our team is here to answer your questions about renting in Glendale. You can call us at **(818) 548-3926** 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

HUD - Income Limits Adjustment

As part of the annual review process, the U.S. Department of Housing and Urban Development (HUD) updates Income Limits to reflect changes in area median income (AMI) and cost-of-living adjustments. These limits determine eligibility for various housing programs.

The 2025 HUD Income Limits were released April 1st 2025. The new income limits are as follows:

Persons in Family	1	2	3	4	5
Low Income	84,850	96,950	109,050	121,150	130,850
Very Low Income	53,000	60,600	68,150	75,750	81,800
Extremely Low Income	31,850	36,400	40,950	45,450	49,100

These changes directly impact the Rental Rights Program, as the Income Limits are used to define what constitutes a **qualified tenant**. Specifically, they determine whether a tenant is classified as low-income or very low-income, which affects their eligibility for higher relocation.

For the most current Income Limits, please refer to HUD's official website (www.hud.gov).

7 Essential Tips for New Landlords in California

Becoming a landlord can be a great investment, but it requires preparation, legal awareness, and smart management. Whether you're renting out a single property or growing a portfolio, following best practices can help you avoid costly mistakes. Here are seven essential tips for success:

1. Treat Your Rental Like a Business

Owning rental property isn't just about collecting rent—it's a business. That means:

- **Keep detailed financial records** of rent payments, security deposits, maintenance expenses, and taxes.
- **Use a dedicated bank account** for rental income and expenses to stay organized.
- **Know your legal responsibilities** under California landlord-tenant laws to avoid potential legal issues.

2. Establish a Fair and Thorough Tenant Selection Process

A reliable tenant can make all the difference in a successful rental experience. To ensure a fair and lawful selection process:

- **Screen all applicants consistently**—review credit reports, income verification, rental history, and background checks.
- **Follow Fair Housing Laws** to ensure all applicants are treated equally.
- **Request references from previous landlords** to understand a tenant's rental history.

3. Use a Clear and Detailed Written Lease

A strong lease agreement is the foundation of a smooth landlord-tenant relationship. Your lease should:

- **Clearly define rent terms**—due date, late fees, and payment methods.
- **Include house rules**—cover noise policies, guest limits, pet policies, parking rules, and maintenance responsibilities.
- **Outline maintenance procedures**—explain how tenants should request repairs and your response time.
- **Specify lease termination conditions**—include notice periods, renewal terms, and move-out procedures.
- **Ensure compliance with California laws**—make sure your lease follows state and local rental regulations.



4. Set the Right Rent and Budget for Expenses

Your rental price affects tenant demand and profitability. To set rent wisely:

- **Research market rates** in your area to stay competitive.
- **Plan for ongoing costs**—property taxes, mortgage payments, insurance, and maintenance.
- **Have a financial cushion**—unexpected repairs and vacancies can impact cash flow.



5. Be Cautious When Hiring a Property Manager

A property manager can help handle the day-to-day responsibilities of being a landlord, but not all property managers are reliable. If you decide to hire one:

- Vet the property manager thoroughly—check reviews, request references, and verify their experience.
- Ensure they comply with California rental laws—they will be acting on your behalf.
- Monitor their performance—review tenant communications, financial statements, and maintenance responses regularly.
- Understand the contract terms—management fees, service scope, and termination clauses should be clear.

While a good property manager can save you time and stress, a bad one can create more problems than they solve. Stay involved and check in periodically to make sure your property is being handled properly.

6. Keep Up with Changing Laws and Regulations

California has some of the most tenant-friendly laws in the country, and rental regulations frequently change. To stay compliant:

- **Monitor state and local laws**—rent control, eviction protections, and fair housing rules can vary by city.
- **Stay updated on new legislation**—landlord associations, real estate groups, and legal resources can provide updates.
- **Ensure lease agreements remain legal**—modify terms as laws change to avoid disputes.



7. Maintain the Property and Handle Repairs Promptly

A well-maintained property attracts responsible tenants and prevents costly issues.

- **Follow habitability laws**—California requires landlords to keep rentals in livable condition.
- **Respond to maintenance requests quickly**—small issues can turn into expensive problems if ignored.
- **Schedule regular inspections**—catch problems before they become costly.

Final Thoughts

Being a landlord is more than just renting out a property—it's about managing an asset while ensuring tenants have a safe and fair living environment. Staying informed, professional, and proactive will help you avoid legal pitfalls and create a positive experience for both you and your tenants.

Remember, your decisions as a landlord—big or small—can have a lasting impact on your tenants' lives, affecting their housing stability, financial security, and overall well-being. A mindful, fair approach goes a long way in building trust and maintaining successful rental relationships.

Looking for More Resources? Check out our Question of the Month for local landlord associations for expert guidance.



Question of the Month

What resources are available to landlords?

In addition to the Rental Rights Program, which provides guidance on local rental regulations, landlords can also access support through regional and statewide apartment associations. These organizations offer tools, education, and advocacy to help rental housing providers stay informed. Some key resources include:

Apartment Association of Greater Los Angeles (AAGLA)

Provides local forms, landlord-tenant law updates, and in-person events.

- www.aagla.org
- (213) 384-4131

Apartment Owners Association (AOA)

A wide range of landlord forms, legal advice, and property management tools.

- www.aoausa.com
- (818) 988-9200

California Apartment Association (CAA)

Offers statewide legal compliance tools, educational webinars, and legislative updates.

- www.caanet.org
- (800) 967-4222

Foothill Apartment Association (FAA)

FAA offers information, education, advocacy, and services tailored to local landlords.

- <https://faaonline.net/>
 - (626) 793-5873
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Resources & Support

Each month, we highlight a key resource for tenants and landlords. This month, we're featuring **Housing Rights Center (HRC)**, a nonprofit organization dedicated to protecting and promoting fair housing rights. HRC provides free services to help residents understand their housing rights, address landlord-tenant issues, and combat housing discrimination.

HRC offers free assistance to individuals navigating resources such as:

- **Tenant & Landlord Counseling**
- **Fair Housing Education & Outreach**
- **Discrimination Investigations**

For more information, visit www.housingrightscenter.org or call their hotline at 1-800-477-5977 for immediate 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.

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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
