

City of Glendale

RENTAL RIGHTS NEWSLETTER

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



MARCH 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, we're covering evictions, what happens when a new owner takes over your rental, and highlighting 211 LA, a key resource connecting residents to housing assistance and legal aid.

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. **Survey.**

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

Los Angeles County - Eviction Moratorium

In response to the recent wildfires in Los Angeles County, the Los Angeles County Board of Supervisors has enacted temporary eviction protections to support those affected by the wildfires. **Glendale operates under its own local regulations, and this specific moratorium does not extend to Glendale.**

Overview of the Eviction Moratorium

Effective February 1, 2025, through July 31, 2025, the countywide eviction moratorium prohibits landlords from evicting tenants who have experienced financial hardship due to the January 2025 wildfires.

Eligibility Criteria

To qualify for these protections, tenants must:

- **Demonstrate Financial Hardship:** Tenants must show a loss of at least 10% of their income due to the wildfires.
- **Income Threshold:** Households earning less than 150% of the area median income are eligible.
- **Residency Requirement:** Tenants must have occupied their rental unit since before January 7, 2025.

Repayment of Deferred Rent

Tenants who defer rent under this moratorium have until July 31, 2026, to repay any outstanding rental debt.

For more information and assistance contact Los Angeles County Department of Consumer and Business Affairs. **Once again, please note that this eviction moratorium does not apply to the City of Glendale.**

Price Gouging Update

The price gouging protections related to the January 2025 wildfires in Los Angeles County have been extended through **July 1, 2025**. Under California law (Penal Code Section 396), this means that rent increases for both existing tenants and new leases cannot exceed 10% of the pre-emergency price.

It's also important to remember that **AB 1482**, California's Tenant Protection Act, still applies to most rental properties. If your property is not exempt from AB 1482, you must comply with its **8.9%** limit. However, if your property is exempt from AB 1482, the 10% limit under price gouging protections still applies—meaning no property can increase rent beyond this threshold during the emergency period.

Landlords should review their exemptions carefully to ensure compliance with both state emergency protections and rent control regulations.



Understanding Evictions for Major Rehab

In Glendale, the **Rental Rights** ordinance outlines specific circumstances under which a landlord can legally terminate a tenancy. One such circumstance is for **substantial renovations**, often referred to as "Major Rehab evictions." Understanding the guidelines and obligations associated with these evictions is crucial for both landlords and tenants.

Definition of Substantial Remodel

A substantial remodel involves replacing or significantly modifying structural, electrical, plumbing, or mechanical systems requiring a government permit or removing hazardous materials like lead-based paint, mold, or asbestos under applicable laws. The scope of the work must make the unit uninhabitable for at least 45 days. Cosmetic upgrades—such as painting, flooring, countertop replacements, or minor repairs—do not qualify as substantial remodels.



Criteria for Eviction

When eviction is necessary due to Major Rehabilitation or Substantial Remodel, landlords must meet these requirements:

- **Cost of Work:** Must be at least 8 times the greater of the tenant's monthly rent or Fair Market Rent (FMR) per affected unit.
- **Substantial Remodel:** Must meet the definition substantial remodel mentioned earlier. Cosmetic upgrades do not qualify as substantial remodels.
- **Uninhabitable Period:** The unit must be uninhabitable for at least 45 consecutive days. Renovations that allow a tenant to safely remain in the unit do not qualify.
- **Permits & Documentation:** Landlords must provide permits, construction estimates, and a work schedule with the eviction notice.



Landlord Obligations

Landlords proceeding with a renovation-based eviction must:

- **Provide Proper Notice:** Issue a written notice with details on the eviction, permits, construction plans, and timeline.
- **Offer Relocation Assistance:** On properties with five or more units, Landlords should pay tenants three times the greater of their rent or Fair Market Rent (FMR) + \$2,000 for moving expenses. **Qualified tenants** are eligible to double this amount.



Exemptions

While the Rental Rights ordinance applies to most rental units, there are exemptions to be aware of, including:

- Rental units located on parcels with two or fewer dwelling units.
- Single Family Homes, Condominiums and Townhouses
- Rooms or accommodations in hotels rented for less than 30 days.
- Other limited circumstances.

In addition to these exemptions, landlords of properties with **four or fewer rental units on a single parcel** are exempt from **paying relocation** assistance when evicting tenants for major rehabilitation. **However, properties with 3 to 4 units must still meet the definition of substantial remodel and comply with proper eviction notice and documentation requirements.**

Additional Information

For more details on compliance, exemptions, or other questions please call us at 818-548-3926 or visit GlendaleRentalRights.com.

We encourage open communication between landlords and tenants. Be compassionate, document all agreements in writing, and work together to ensure a fair and smooth process for both parties.

Question of the Month

What Happens if a Rental Property is Sold?

If a rental property is sold, tenants often wonder what will happen to their lease and rights. Here's what both landlords and tenants need to know:

- **Existing Leases** – A fixed-term lease (e.g., 12 months) stays valid even if the property is sold. The new owner must honor the lease.
- **Month-to-Month Tenancies** – In Glendale, just cause eviction protections apply meaning the new owner cannot simply terminate the tenancy without a valid legal reason stated in the Rental Rights ordinance.
- **Security Deposits** – The previous owner must transfer all security deposits to the new owner. Tenants do not owe a new deposit, and the new landlord is responsible for returning it when the tenant moves out.

Things to Consider

Communicate – Both landlords and tenants should discuss rent payment details, maintenance requests, and any rule changes after the sale to ensure a smooth transition.

Document Everything – Keeping records of rent payments, lease agreements, and all communication helps protect both parties and prevents future disputes.





Resources & Support

Each month, we highlight a key resource for tenants and landlords. This month, we're featuring **211 LA**, a comprehensive community resource hub connecting residents with essential services, including housing assistance, tenant rights information, and emergency support.

211 LA provides free and confidential assistance 24/7, helping individuals navigate resources for:

- **Rental and Housing Assistance**
- **Legal Support**
- **Financial Assistance**
- **Emergency Shelter and Crisis Support**

For more information, visit **www.211la.org** or call 211 for immediate assistance.

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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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RENTAL RIGHTS PROGRAM

COMMUNITY DEVELOPMENT DEPARTMENT
