

City of Glendale

RENTAL RIGHTS NEWSLETTER

We want your feedback! Help us improve—take our short survey.

**Need Assistance? Contact the Rental Rights Program at
(818) 548-3706 or Rent@GlendaleCA.gov for support.**

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ANNIVERSARY SPOTLIGHT

We're proud to celebrate one year of the Rental Rights Newsletter! Since launching in August 2024, we've delivered monthly updates on rental laws, tenant protections, and local resources to help Glendale residents stay informed.

Thank you for reading, sharing, and giving feedback. Your input helps shape the content we create each month. We look forward to continuing this work together. Here's to another year of clear, helpful, and community-focused information!



Translations

We offer resources in Armenian and Spanish.



Խնդրում ենք սեղմել ստորև գտնվող կոճակը՝ այս թղթակցի հայերեն տարբերակը հասնելու համար:



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



UPDATES AND INSIGHTS



Lease Renewal Requirements

In Glendale, landlords are generally required to offer a one-year lease when raising the rent, but there are some exceptions. Click [Learn More](#) to see if it applies to your situation.

Learn More →



New Video Released!

Check out our new video exploring Glendale's Rental Rights Program. Whether you're a tenant or a landlord, this short video summarizes key protections, rules, and what to do when problems arise.

Watch Now →



New Rent Cap!

The annual rent cap under **AB 1482** (California Tenant Protection Act of 2019) has been updated. For applicable units in Glendale, the maximum allowable rent increase will be **8%**, effective August 1, 2025.

Learn More →



Share Your Thoughts

Help us improve this newsletter! Take a quick survey to let us know what's helpful, what's missing, and how we can make this resource better for you. Your input helps shape future updates.

Take the Survey →



IN THE SPOTLIGHT



UNDERSTANDING LANDLORD ENTRY LAWS

California law protects a tenant's right to quiet enjoyment of their home. That means landlords can't enter a rental unit whenever they wish. Except for emergencies, landlords must follow strict guidelines when entering a unit, even for legitimate reasons.

When is entry allowed?

Landlords may enter the unit under specific circumstances:

- In response to an emergency that threatens life or property (such as a fire, flood, or gas leak).
- To make necessary or agreed-upon repairs.
- To show the unit to prospective tenants, buyers, or lenders.
- When the tenant has abandoned or surrendered the unit.
- Under court order.

Notice requirements

For non-emergency visits, landlords must give at least 24 hours' written notice. The notice must include:

- The reason for entry.
- The date and approximate time (within normal business hours).

In limited circumstances, landlords may enter the unit to perform necessary inspections to maintain habitability such as checking plumbing, electrical wiring, or smoke detectors. However, vague notices like "for inspection" or repeated entries without a clear and specific reason may violate tenant rights.

Tenants' rights

Tenants have the right to:

- Receive proper notice.
- Deny entry if the notice was improper or the time is unreasonable.
- File a complaint if entry is excessive, harassing, or intimidating.

QUESTION OF THE MONTH



Question:

What is a sublease?

Answer:

A sublease is when a tenant rents out all or part of their rental unit to someone else. This can only happen with the landlord's written permission or if the original lease allows it. The original tenant remains responsible for the full rent and any damages.

RESOURCES & SUPPORT





Legal Aid Foundation of Los Angeles (LAFLA)

LAFLA provides free legal services to low-income residents, including help with evictions, rent disputes, harassment, discrimination, and more. If you're a tenant facing housing issues, LAFLA may be able to help.



Call: (800) 399-4529

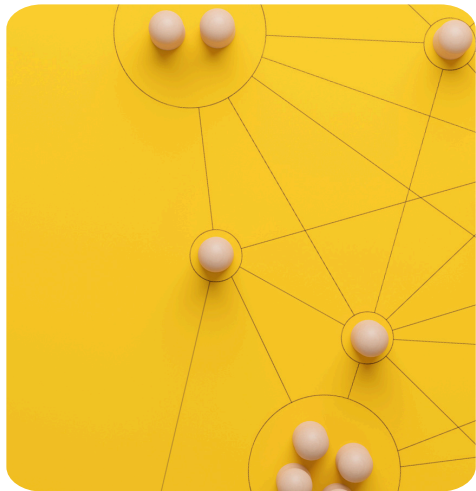


Visit: lafla.org

Tenant Resource Guide!

Need help with rent, food, legal services, or other support? Glendale's new Tenant Resource Guide lists local programs and services available to Glendale renters. Pick up a copy at 141 N Glendale Ave, Room 202, Glendale, CA 91206 or download it anytime from GlendaleRentalRights.com.

Get the Guide →



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Looking for More?

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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.



Call: (818) 548-3926



Email: Rent@GlendaleCA.gov



Visit: [GlendaleRentalRights.com](https://www.GlendaleRentalRights.com)

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.



**Community
Development**