

MAY 2025

ISSUE NO. 9

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](mailto:Rent@GlendaleCA.gov) for support.**

## **IN THIS ISSUE:**

**Program Updates:** New video guide released.

**AB 2801 & AB 2747:** New rules for California tenants and landlords regarding rent payment credit reporting and new security deposit rules.

**Q&A:** Can a landlord in California reject a tenant based on income source?

# Translations

For our non-English speaking community members, 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**





# 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 breaks down key protections, rules, and what to do when problems arise.

**Watch Now**



# 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**



## AB 2801 & AB 2747

As of April 1, 2025, two important tenant protection laws are in effect across California. Here's what landlords and tenants need to know:

### AB 2801 – New Security Deposit Rules

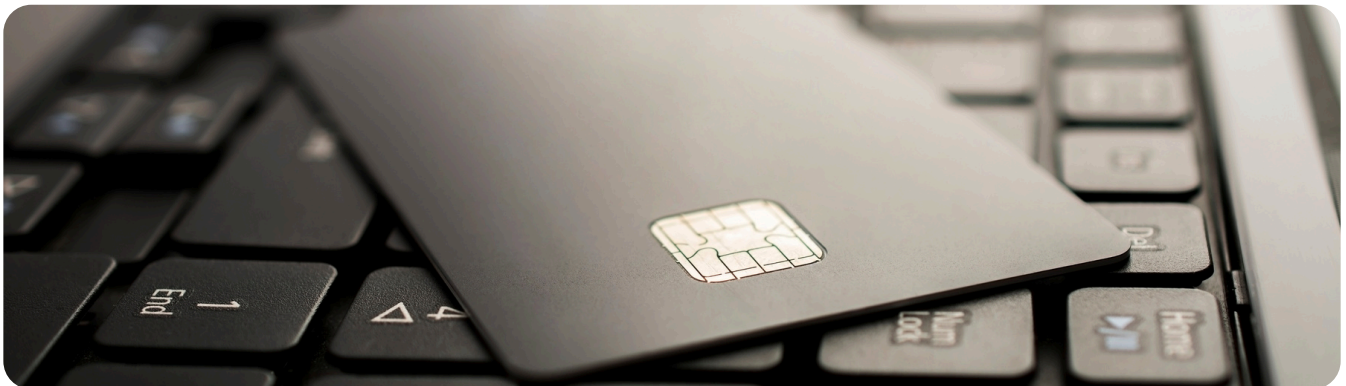
Landlords must now follow stricter rules when deducting from a tenant's security deposit for cleaning or repairs.

#### Required steps:

- *Before repairs or cleaning:* Take photos of the unit after move-out but before any work is done.
- *After work is complete:* Take post-repair or post-cleaning photos.

These before-and-after photos must be included in the itemized security deposit statement, along with receipts, bills, or invoices for the deducted costs.

Applies to all tenancies, regardless of when the lease started.



### AB 2747 – Rent Payment Credit Reporting

Landlords are now required to offer tenants the option to have their on-time rent payments reported to a credit bureau. This helps tenants build credit through consistent rent payments. Applies to properties with 16 or more units, or properties with 15 or fewer units if the owner is a corporation and owns more than one rental property.

Landlords must make the offer in writing, but tenants are not required to participate.

**QUESTION OF THE MONTH**





**Q:**

**Can a landlord in California reject my rental application based on how I pay my rent, like with Section 8 or other housing assistance?**

**A:**

No, under California law, landlords cannot discriminate against you based on your source of income. This includes housing vouchers like Section 8, as well as other lawful sources such as Social Security, disability benefits, or rental assistance programs. Landlords must treat these the same as other forms of income when reviewing your rental application. If you believe you've been denied housing for this reason, you can file a complaint with the California Civil Rights Department.

**RESOURCES & SUPPORT**





## Meals on Wheels America

Each month, we highlight a key resource for tenants and landlords. This month, we're featuring Meals on Wheels. If you or someone you know is homebound and in need of nutritious meals, Meals on Wheels can help. This program delivers meals directly to seniors and individuals with disabilities to support independent living and well-being.



**Call: 818-937-7405**



**Visit: [MealsOnWheelsAmerica.org](https://MealsOnWheelsAmerica.org)**

# Stay Connected

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**Subscribe** →



# 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.

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](mailto: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.



## **RENTAL RIGHTS PROGRAM**

COMMUNITY DEVELOPMENT DEPARTMENT