

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.

IN THIS ISSUE:

Program Updates: Update on Security Deposit requirements

Spotlight: Discussion on the new requirements of AB 2801

Q&A: Can a tenant refuse a rent increase?

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



Security Deposit Changes

Starting July 1, 2025, AB 2801 requires landlords to provide photo evidence for security deposit deductions, offer a pre-move-out inspection, and more. These new rules increase fairness and transparency.

Learn More →



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.

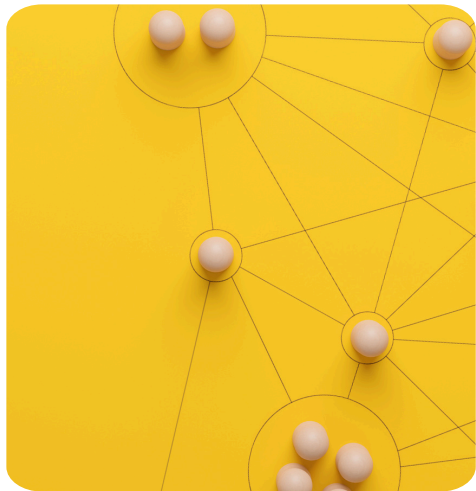
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Tenant Resource Guide!

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 →



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



SPOTLIGHT: AB 2801 - SECURITY DEPOSITS

California's AB 2801 introduced changes to how landlords manage security deposits and inspections. The new law is fully effective as of July 1, 2025 for new leases, with key provisions already in force since April 1, 2025.

What's New?

1. Triple Photo Documentation

Landlords must now capture and retain photos (or video) of the rental unit at three distinct stages:

- Before move-in (for leases beginning July 1 or later).
- After move-out, before any cleaning or repairs.
- After repairs/cleaning, to support any deductions.

2. Stricter Deposit Deductions

Only costs reasonably necessary to restore the unit to its original condition, excluding ordinary wear and tear, may be deducted. Automatic cleaning charges (like mandatory carpet cleaning) are now impermissible unless damage goes beyond normal wear and tear.

3. Tenant Inspection Rights

Tenants must be notified in writing of their right to request a pre-move-out inspection, providing a chance to address issues beforehand.

4. Clear Evidence Required

Within 21 days after move-out, landlords must supply:

- An itemized statement of deductions.
- Photographic evidence for each charge.
- Invoices/receipts.
- Return any remaining portion of the security to the tenant.

These changes help reduce disputes by requiring clear documentation and eliminating automatic charges like standard cleaning fees. To stay compliant, landlords should standardize inspections, use digital tools to store records, and ensure staff are trained on the new procedures.

QUESTION OF THE MONTH



Question:

Can a tenant refuse a rent increase?

Answer:

A tenant can't refuse a lawful rent increase and still stay in their unit, but they can choose to move out. However, if the increase is too high, for example above limits set by state rent control (AB 1482) or wasn't properly noticed, it may be challengeable.

RESOURCES & SUPPORT





Neighborhood Services – Code Compliance

Keeping Glendale safe, clean, and livable starts with Neighborhood Services – Code Compliance. This division enforces city codes related to property maintenance, illegal dumping, noise, inoperable vehicles, and more. Whether you're a tenant or property owner, you can report concerns confidentially and request inspections to resolve neighborhood issues.



Call: (818) 548-3700



Visit: [GlendaleCA.gov](https://www.glendaleca.gov)

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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**