

OCTOBER 2025

ISSUE NO. 14

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:

Updates and Insights: Preparing Homes for Winter

Spotlight: Updates to Fair Market Rents

Q&A: What is a Qualified Tenant under the Glendale Rental Rights Program?

UPDATES AND INSIGHTS



Winter-Ready Homes

As temperatures drop, it's important to prepare homes for winter. Landlords should check heating systems, seal drafts, and review insulation. Simple steps now can prevent costly repairs and keep tenants safe and warm.

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 →



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



FISCAL YEAR 2026 FAIR MARKET RENTS

Fair Market Rents (FMRs) are rental rate benchmarks set by the U.S. Department of Housing and Urban Development (HUD) each year to reflect the cost of modest, non-luxury rental housing in different regions. FMRs have been updated by the HUD on October 1st of 2025. This update is important to note because of its correlation with the City of Glendale's No-Fault Just Cause Eviction provision and the role they play in determining eligibility and assistance levels for housing programs.

The FMR also plays a role in Major Renovation No-Fault Evictions, specifically serving as a guideline for cost of work evaluations during major renovation type evictions. The cost of work must be no less than the product of 8x the greater of the tenants' current rent or FMR.

Fiscal Year 2025 FMR Los Angeles

Year	Studio	1	2	3	4
2025	\$1,863	\$2,085	\$2,601	\$3,298	\$3,672



QUESTION OF THE MONTH



Question:

What is a Qualified Tenant under the Glendale Rental Rights Program?

Answer:

A Qualified Tenant is someone whose household income falls under a “low-income” or “very low-income” threshold, and in the case of low income, also qualifies by being 70 or older, living with a disability, or having school-aged children. They receive double relocation assistance in no-fault evictions, and in many cases landlords cannot evict them for owner move-in unless no comparable unit is available.

RESOURCES & SUPPORT





The Salvation Army

The Salvation Army provides a wide range of services to help individuals and families in need, including emergency food, rental and utility assistance, shelters, and case management support. They also connect residents to programs that promote long-term stability, such as job training and financial counseling.



Call: (818) 246-5586

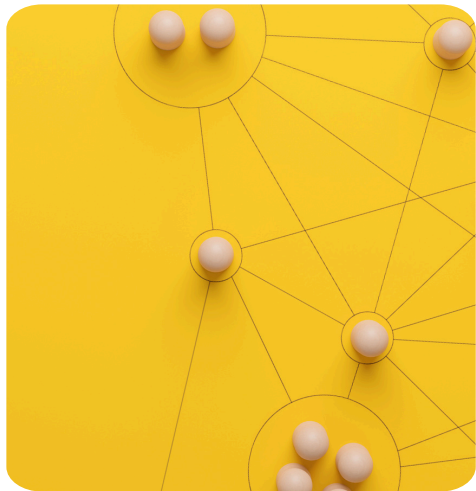


Visit: salvationarmyusa.org

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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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**

