



CITY OF GLENDALE, CALIFORNIA

Community Development
Housing

141 N. Glendale Ave., Suite 202

Glendale, CA 91206-4975

Tel. (818) 548-3936 Fax (818) 548-3724

TDD (818) 247-9704 glendaleca.gov

The following is official information from the City of Glendale related to the COVID-19 pandemic. All landlords and tenants are encouraged to go to the City's webpage at www.GlendaleCA.gov to read the translation of this important information related to new rules for rent and evictions for Glendale.

April 8, 2020

In light of the COVID -19 pandemic, the federal, state, and local government of the City of Glendale have implemented a range of protections for businesses, employees and residents. These protections are more fully detailed on the City's website at www.GlendaleCA.gov, we encourage you to familiarize yourself with them to better prepare yourself during this difficult time.

As we all work to stop the spread of the virus, we understand that the housing industry is on the front lines of responding to the COVID-19 outbreak in communities across the nation. Many people face a loss of income as a result of COVID-19, and it will impact their ability to pay their rent. Because of those immediate concerns, the City of Glendale, on March 24, 2020 implemented two Emergency Orders designed to provide relief and protection to tenants. They include:

- A temporary moratorium on evictions on residential and commercial tenancies for non-payment of rent for tenants who are unable to pay rent due to circumstances related to the COVID-19 pandemic; and
- A temporary moratorium on rent increases for residential tenancies.

On March 27, 2020, Governor Newsom issued Executive Order N-37-20, which also impacts evictions of residential tenancies. On April 6, 2020, the California Judicial Council issued Emergency Order No. 1, which impacts the filing of unlawful detainer complaints. We encourage you to review both orders in their entirety.

You can visit the City's webpage for more detailed information about these Emergency Orders. In summary, they prohibit the following:

Rent Increase Prohibition/Rent Freeze: (Residential Tenancies Only)

- Rents are frozen effective March 24, 2020 regardless of when a rent increase notice was previously served.
- Landlords may not issue new rent increases until the expiration of the emergency order, even if the increase is effective after the expiration of the order.
- Any rent increase issued between March 25, 2020 and the expiration of the emergency order will need to be reissued once the order has expired.
- The rent freeze prohibition is in effect until April 30, 2020 **but may be further extended** if necessary.
- The rent freeze applies to all residential rentals in the City of Glendale, except apartments built after February 1, 1995, individual condominium units, and single family dwelling. It also applies to accessory dwelling units and hotel rooms being rented as extended stays.

Prohibition Against Evictions: (Residential and Commercial Tenancies)

- Landlords cannot file an unlawful detainer action against either residential or commercial tenants who are unable to pay rent due to circumstances related to the COVID-19 pandemic. Please note that the California Judicial Council has expanded that restriction to state that no complaint for unlawful detainer may be filed for 90 days following the end of the Governor’s emergency order, unless it is necessary to protect public health and safety.
- Tenants must retain verifiable documentation to demonstrate the reason for their inability to pay rent and its relation to the COVID-19 pandemic.
- For commercial tenants, a written notice of a tenant’s inability to pay rent must be provided to the landlord in writing 14 days prior to when the rent is due, except for rent due for the month of April in which case said notice shall be made as soon as practicable. These orders are in effect until April 30, 2020 **but may be further extended** if necessary.
- For residential tenants, a written notice of a tenant’s inability to pay rent must be provided to the landlord in writing before the rent is due or within a reasonable period of time thereafter, not to exceed 7 days. The documentation to support deferring rent may be provided to the landlord no later than the time upon payment of back-due rent. These orders are in effect until May 31, 2020 **but may be further extended** if necessary.
- Tenants will have up to twelve months after the expiration of the emergency order to pay any rent that was deferred because of COVID 19 circumstances.
- A landlord may not charge or collect late charges, fees, or interest on unpaid rent, or engage in any harassing behavior in an attempt to collect deferred rent, when payment of rent is delayed during the period of this emergency.

Please note that the eviction moratorium is not a blanket moratorium. The moratorium on evictions is temporary with the option for renewal as circumstances dictate. These measures do not prohibit other evictions as determined by the court to protect public health and safety.

We encourage all tenants and landlords to exchange this information with each other so that all parties are aware of what can and cannot be done during this emergency. We also encourage all parties to communicate with each other and show as much patience and empathy as possible as we all work through these difficult times.

We understand that there are other financial hardships caused by this unprecedented situation. For your awareness, there are numerous assistance programs in place or being studied that you may be able to take advantage of, which are listed on our website at www.GlendaleCA.gov under the “Financial Help” button. We thank you for your mindfulness during these unprecedented times. Please stay safe.

Again, for more information on the items discussed above, please visit our website at www.GlendaleCA.gov or call (818) 548-3926 or email at Rent@GlendaleCA.gov. We encourage you to visit our website regularly as the information contained here may change in the future.

Thank you,

City of Glendale Community Development Department