

January 2025 | Issue No. 5

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# RENTAL RIGHTS NEWSLETTER

City of Glendale

## Rental Rights Newsletter January Edition

We're hoping you and your family have had a Happy New Year.

Our community is currently facing significant challenges due to the recent wildfires in Southern California. If you have been impacted, please prioritize your safety and well-being during this difficult time.

### **For more information**

As always, our team is here to answer your questions about renting in Glendale. You can call us at **818-548-3706** or email us at [Rent@GlendaleCA.gov](mailto:Rent@GlendaleCA.gov). We're here to help with anything related to renting and can connect you with other resources if needed.

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## Translations

For our non-English speaking community members, we offer resources in Armenian and Spanish.

### Հայերեն

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

Հայերեն

### Español

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

Español

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# RECENT UPDATES

The recent wildfires have underscored the importance of being prepared and staying informed. Here are some critical steps and resources for landlords and tenants in Glendale:

- **Stay Informed:** Sign up for Glendale's emergency notification system to receive real-time updates about wildfires and evacuation orders. Visit <https://www.glendaleca.gov/government/departments/fire-department/emergency-preparedness> to register.
- **Emergency Preparedness:** The Glendale Fire Department offers resources to help residents prepare for emergencies, including wildfires. Learn more at [GlendaleCA.gov/emergency-preparedness](https://www.glendaleca.gov/emergency-preparedness).
- **Evacuation Plans:** Have a plan in case of an evacuation and be ready to grab essentials and go, you can download LA City Fire Department's preparedness planning guide here: [Emergency Preparedness](#)

- **Emergency Survival Guide:** Better prepare to respond to, and recover from, disasters that face Los Angeles County, download the LA County Guide: <https://ready.lacounty.gov/emergency-survival-guide/>.
  - **Community Resources:** The Glendale Unified School District has compiled a list of resources and updates related to the Eaton Fire. Access this information at [GUSD.net/fireresources](https://gusd.net/fireresources).
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# SPOTLIGHT

## Understanding Evacuation Orders and Emergency Alerts

Evacuation orders are issued to protect lives during emergencies such as wildfires. It is crucial to understand the different types of alerts and respond appropriately:

- **Evacuation Order:** Mandatory; you should leave immediately due to imminent danger.
- **Evacuation Warning:** Potential threat to life and property; prepare to evacuate.
- **Shelter in Place:** Stay indoors; conditions outside are unsafe.

### How to Stay Updated:

- **Alert Systems:** Sign up for local alert systems to receive timely notifications.
  - **Emergency Services:** Follow updates from the Glendale Fire Department and local authorities.
  - **Community Meetings:** Attend local meetings discussing emergency preparedness and response.
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# Question of the Month

## Emergency Orders, Wildfires, and Rent Regulations:

### What Tenants and Landlords Need to Know

**Q: Who is responsible for repairing wildfire damage to a rental property?**

**A:** Landlords are generally responsible for repairing structural damage caused by wildfires. Tenants should notify their landlord immediately if the property is damaged. Tenants are typically responsible for insuring their personal belongings.

**Q: Can tenants break their lease if the property is uninhabitable after a wildfire?**

**A:** Yes, California law allows tenants to terminate their lease without penalty if the property is deemed uninhabitable. Tenants should provide written notice to their landlord.

**Q: What should tenants do if they lose personal belongings in a wildfire?**

**A:** Tenants should file a claim with their renter's insurance provider, if applicable. Landlords' property insurance typically does not cover tenants' personal belongings.

**Q: Are landlords required to provide fire safety equipment?**

**A:** Yes, California law requires landlords to install smoke detectors and carbon monoxide alarms in all rental units. Fire extinguishers may also be required in some

cases.

**Q: Can a landlord still increase rent after repairs from wildfire damage?**

**A:** Landlords may be able to increase rent after repairs, but they must comply with existing rent control laws, such as California's Tenant Protection Act (AB 1482), which currently caps rent increase at 8.9%

**Q: Is California currently under a state of emergency due to wildfires?**

**A:** Yes, on January 7, 2025, Governor Gavin Newsom declared a state of emergency in Los Angeles County due to the Palisades Fire.

**Q: Are rent increases allowed during an active state of emergency?**

**A:** Yes, but they are limited. For properties not covered by California's Tenant Protection Act (AB 1482), landlords may not increase rent by more than 10% during a declared state of emergency or within 30 days after it ends, as stated in California Penal Code Section 396. This law prevents price gouging and safeguards tenants during emergencies.

For properties covered under AB 1482, landlords must still adhere to its rent cap provisions, which currently caps rent increase at 8.9%

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# RESOURCES & SUPPORT

## Resources & Support

### Emergency Preparedness Resources

- **City of Glendale Emergency Preparedness:** Find comprehensive guides and resources at [GlendaleCA.gov/emergency-preparedness](https://GlendaleCA.gov/emergency-preparedness).

- **Glendale Fire Department CERT Program:** Learn about community emergency response training at [CERT.GlendaleCA.gov](https://CERT.GlendaleCA.gov).
- **211 LA County:** Access county-wide emergency information and resources by dialing 211 or visiting [211la.org](https://211la.org).
- **Airbnb.org Emergency Housing:** In collaboration with 211 LA, Airbnb.org offers free temporary housing for residents displaced by the wildfires in Los Angeles County. Impacted individuals can request assistance by filling out an intake form with 211 LA.

## Stay Connected

This is an official publication of the City of Glendale Rental Rights Division.

For inquiries, comments and concerns regarding this Newsletter, please email [Rent@GlendaleCA.gov](mailto:Rent@GlendaleCA.gov) or call **818-548-3926**.

Thank you for reading our newsletter! We appreciate your interest.

City of Glendale - Community Development Department

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