

October 2024 | Issue No. 2

RENTAL RIGHTS NEWSLETTER

City of Glendale



Welcome to the Fall Edition of the Rental Rights Newsletter!

As we enter the fall season, with cooler weather and Halloween just around the corner, we're excited to bring you the latest updates from the City of Glendale's Rental

Rights Program. In this issue, we'll share key discussions from the most recent City Council meeting, and offer helpful reminders as we prepare for the holiday season.

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**. We're here to help with anything related to renting and can connect you with other resources if needed.

Translations

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

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Español

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

Español

RECENT UPDATES

There were no major changes to rental laws this month. However, we continue to monitor important discussions and developments, including recent City Council talks on housing issues.

News from Council

On September 17th, the City Council reviewed several important proposals aimed at strengthening tenant protections. One key outcome was the approval of a new process that will require landlords to indicate if a permit they are pulling for major renovations will displace a tenant. This added question during the permit process is designed to ensure greater transparency and provide the City with an opportunity to track potential tenant displacement early on. By identifying renovation projects that may impact tenants, the City can take steps to monitor these situations and better support those who may be at risk of displacement.

Stay tuned for more updates as this process rolls out and the City continues working to balance the needs of both tenants and landlords.

For future updates and how these changes might affect you, please visit GlendaleRentalRights.com/news.



Effective Communication Between Tenants and Landlords

Good communication is at the heart of any successful tenant-landlord relationship. When challenges arise, clear and respectful dialogue can prevent small misunderstandings from becoming major disputes. Whether it's discussing repairs, lease terms, or potential concerns, approaching conversations with patience and a willingness to listen can go a long way.

Here's how to foster better communication and build stronger relationships.

For Landlords:

1. **Set Clear Expectations:** From the lease signing, ensure tenants understand their rights and responsibilities. Regularly check in to address any concerns before they escalate.
2. **Keep Communication in Writing:** Whether it's repair requests or updates about the property, always document conversations in writing. This keeps both parties accountable and prevents misunderstandings.
3. **Create a Clear Communication Channel:** Provide tenants with a specific way to contact you (email, online portal, phone) and make sure they know the best time and method to reach out.
4. **Respond Promptly:** Address tenant inquiries or issues as soon as possible. Quick responses show that you value the tenant's well-being and can prevent problems from growing.
5. **Stay Neutral:** When problems arise, avoid jumping to conclusions. Listen to the tenant's concerns with an open mind before deciding on next steps.

For Tenants:

1. **Be Clear and Respectful:** When raising issues, explain them clearly and politely. Avoid making assumptions, and focus on solutions rather than blame.
2. **Document Everything:** Always submit repair requests or concerns in writing. Keep a record of all communication, including responses and timelines for repairs.
3. **Patience is Key:** Understand that some issues may take time to resolve. Recognize that landlords have their own obligations. Approach conversations with patience and give your landlord time to address concerns properly.
4. **Keep Open Communication:** If something changes in your living situation—like a job loss, roommate moving out, etc.—communicate with your landlord early. They are more likely to work with you if they feel informed and respected.
5. **Know Your Rights and Responsibilities:** Be informed about your rights as a tenant, but also understand your responsibilities. A balanced understanding helps both sides work together smoothly.

6. **Engage in Positive Dialogue:** When things are going well, acknowledge it! Positive feedback can encourage landlords to keep up good practices and remain attentive to tenant needs.
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Question of the Month



Can Tenants Smoke Inside Their Rental Unit in Glendale?

In Glendale, smoking regulations for rental properties vary depending on whether the unit or building has been designated as smoke-free by the property owner. Here's a breakdown of the city's rules on smoking in apartment buildings:

Apartment Building Smoking Regulations:

- **Inside Units:** Smoking is allowed **unless** the property owner has designated the unit as smoke-free. Property owners must notify tenants if their unit is non-smoking.
- **Common Areas:** Smoking is **always prohibited** in common areas, including hallways, corridors, pool decks, garages, etc.
- **Balconies and Patios:** Tenants are **not allowed** to smoke on private balconies or patios.

- **Smoke-Free Properties:** Owners can designate entire buildings as smoke-free, inside and out, with proper notice to tenants. Properties certified as smoke-free are part of Glendale's "Fresh Air Zone."
- **Designated Smoking Areas:** While not required, landlords may establish designated Smoking Permitted Areas, as long as they comply with city regulations and are properly licensed. Landlords can call **818-548-2140**, for questions about the permitted smoking areas

Landlord's Disclosure Responsibilities:

Before a tenant signs a lease, landlords are **required** to disclose:

- Whether smoking is permitted in the rental unit.
- A **floor plan** showing the location of smoking and non-smoking units, as well as common areas where smoking is prohibited.
- The location of any designated Smoking Permitted Areas.

Enforcement and Eviction:

If a tenant continues to smoke in a non-smoking unit or prohibited area after being warned by the landlord, they may face eviction under Glendale's Just Cause Eviction Ordinance. This applies to:

- Smoking in a designated non-smoking unit.
- Smoking in prohibited common areas, both indoors and outdoors.

What Can You Do If a Neighbor Is Smoking?

If you're concerned about a neighbor smoking and your landlord isn't responding, here are steps you can take:

- **Review your lease** and Glendale's smoking regulations to understand your rights.
- **Document the issue** with dates and times, and submit a formal written request to your landlord.
- **File a complaint:** If smoking is occurring outside of permitted smoking areas, you can file a complaint with Glendale's Code Enforcement by calling (818) 548-3700.

Condominium Rules:

For condominium complexes, smoking is prohibited in both common areas and on private balconies or patios. Homeowners Associations can also create designated Smoking Permitted Areas, but they must follow city regulations and obtain a license.

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.

LOOKING AHEAD

Upcoming meeting: We will be holding our community meeting in late October. RSVP is required, so please check our website for updates and secure your spot early to ensure you don't miss out.

RESOURCES & SUPPORT

Resource Highlight

This month's resource highlight is the **City of Glendale Adult Recreation Center (ARC)**, located at **201 E. Colorado St., Glendale, CA 91205**. Since 1960, ARC has been a central hub for senior services, offering a variety of programs to enhance the well-being and independence of older adults in the community. The center provides **health screenings, legal assistance, housing support, life-long learning classes, and recreational activities**. It also hosts special events and volunteer opportunities, creating a diverse and inclusive environment for its members.

One of ARC's standout services is its **meal program**, serving over 40,000 meals annually at three community centers and delivering more than 11,000 meals to

homebound seniors. A case manager is available by appointment to assist with issues related to maintaining an independent lifestyle.

For more information on the services offered or to get involved, you can contact the center at **(818) 548-3775** or visit their [Adult Recreation Center page](#).

Please use the link below for more great resource like the Adult Recreation Center.

[Resources](#)

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 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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