

# **NOTICE REQUIREMENT FOR TITLE 9, CHAPTER 30 GLENDALE MUNICIPAL CODE**

## **PURPOSE:**

This notice must be provided as part of a rent increase. The attachment must be served concurrently with, and in the same manner as the rent increase. For more information, see section 9.30.035 (J) of Ordinance no.5922.

If a landlord fails to provide the appropriate language from the Ordinance to the tenant when serving a rent increase, then under the Ordinance, the rent increase is void.

## **NOTICE:**

Under Title 9, Chapter 30 of the Glendale Municipal Code, a landlord must provide qualifying tenants this notice of the tenant's eligibility for relocation assistance at the same time the landlord provides a notice of termination of tenancy or when a landlord provides a notice of a rent increase that will increase the rent to an amount more than seven percent (7%) during a twelve (12) month period and the tenant elects to not remain in the residential unit.

Under Section 9.30.033(B), landlords are permitted to bank deferred rent increases, so a rent increase may be more than seven percent (7%) during a twelve (12) month period, but not more than fifteen percent (15%) over a twelve (12) month period, depending on the amount of prior deferred rent increases, before triggering relocation benefits.

Unless part of a written lease renewal offer, tenant shall have fourteen (14) days to elect to vacate the unit and exercise relocation benefits pursuant to Sections 9.30.033 and 9.30.035.

Qualifying tenants are entitled to relocation assistance as follows: the product of three (3) times the amount of the rent after the rent increase set forth in the rent increase notice by the landlord. A qualified tenant as defined in Section 9.30.020 is entitled to double the relocation value.

## **DEADLINE:**

Within fourteen (14) days after service of the rent increase notice to the tenant, the tenant, in the event that they reject the rent increase, must inform the landlord of their intent to vacate the unit and of their request for relocation assistance.

It's important to note that even with these banking provisions, rent increases cannot surpass the state-established rent cap. For further details, please visit our website.

For questions regarding Ordinance No. 5922 please visit [Glendaleca.gov/rent](http://Glendaleca.gov/rent), call (818) 548-3926, or email [Rent@GlendaleCa.go](mailto:Rent@GlendaleCa.go)