City of Glendale Eviction Moratorium and Rent Freeze

Glendale’s emergency orders protect tenants from eviction for non-payment of rent if related to COVID-19 and “freeze” rents effective the date of the order for the duration of the local emergency.

**Note:** CAA recommends that an attorney be used for preparation of any termination notices or eviction filings during the current local emergency.

**City Council Resolution Affirming Emergency Orders:** March 24

**Effective Date:** The order prohibits evictions for non-payment of rent for the duration of the local emergency if inability to pay is due to COVID-19. The rent freeze requires all rents to remain the same as on March 24, 2020, irrespective of any notice of increase already served. Rent remains frozen for the duration of the local emergency.

**Duration:** The resolution and orders state that they may be extended before April 30, 2020. The City has indicated that they will be in effect at least until May 31.

**Definition of Inability to Pay:** Inability to pay due to circumstances related to the COVID-19 pandemic include “loss of income due to a COVID-19 related workplace closure or reduction in hours or activities, child care expenditures due to school closures, health care expense related to being ill with COVID-19, or caring for a member of the tenant’s household who is ill with COVID-19, or reasonable expenditure that stem from government-ordered emergency measures.”

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The tenant has 14 days prior to the rent due date to provide written notice of inability to pay. Notice with respect to rent for April 2020 must be provided as soon as practicable. Later notices from the tenant may be deemed reasonable, depending on the circumstances.

**Form of Notice/Type of Documentation:** The notice from the tenant must be written. The type of documentation is not spelled out; however, it must be provided for the tenant to successfully defend against eviction.

**Deadline for Payment of Rent Subject to Moratorium:** The tenant has up to six months following the end of the local emergency period to repay any back due rent.

**Rent Freeze:** The rent in effect on March 24, 2020 will continue to be the rent for the duration of the local emergency and for as long as the order is extended. The City has indicated that rent increases 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 by its terms applies to all residential tenancies; however, Glendale’s ability to limit rent increases is still controlled by state law.
Accordingly, the rent freeze cannot apply to post 2/1/1995 properties, single family homes, condos, or unit turnovers.

**Glendale Coronavirus Page:** [www.glendaleca.gov/government/coronavirus](http://www.glendaleca.gov/government/coronavirus)

**Glendale Emergency Orders, including Rent Freeze and Eviction Moratorium**

**Glendale FAQs, which include Explanation of Eviction Protections and Rent Freeze**
[www.glendaleca.gov/home/showdocument?id=55569](http://www.glendaleca.gov/home/showdocument?id=55569) (eviction protections)
[www.glendaleca.gov/home/showdocument?id=55571](http://www.glendaleca.gov/home/showdocument?id=55571) (rent freeze)