

## 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 9.30.033B, Landlords are permitted to bank deferred Rent Increases, so a Rent Increase may be more than 7% during a twelve month period, but not more than 15% over a twelve 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:*

*1. For rental units located on a parcel containing three or four dwelling units, the product of three (3) times the amount of the actual Rent;*

*2. For rental units located on a parcel containing five or greater dwelling units, 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; or:*

*a. When the overall household income is equal to or less than the Area Median Income (AMI) for Los Angeles County as determined by the United States Department of Housing and Urban Development, plus 30% of the AMI amount (i.e., 130% of AMI or less), then:*

*i. If the Tenant has occupied the Unit for more than three (3) years but not more than four (4) years, the product of four (4) times the amount of the Rent after the Rent Increase set forth in the Rent Increase notice by the Landlord;*

*ii. If the Tenant has occupied the Unit for more than four (4) years but not more than five (5) years, the product of five (5) times the amount of the Rent after the Rent Increase set forth in the Rent Increase notice by the Landlord; or*

*iii. If the Tenant has occupied the Unit for more than five (5) years, the product of six (6) times the amount of the Rent after the Rent Increase set forth in the Rent Increase notice by the Landlord.”*

### **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.

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