



Dear Glendale Landlords and Tenants,

We want to reach out and touch base during these unusual and challenging times, and let you know that we see you as a partner in the effort to keep our community safe. We recognize that while everyone has been impacted by this outbreak, some have been impacted more than others.

The purpose of this fact sheet is to provide tools and resources for landlords and tenants as they face unprecedented loss of income and uncertainty. Our goal is to foster productive and consistent communication with each other. This approach is intended to provide a roadmap for how landlords and tenants should proceed under the City's eviction and rent orders.

In addition to these resources, the Los Angeles County COVID-19 Rent Relief program will begin accepting applications on August 17 through August 31. Glendale renters CAN apply for this program. Tenants (renters whose name is listed on the lease or rental agreement) may apply by either calling 2-1-1, or filling out the online application form that will be available on the County's webpage (211la.org/lacounty/rentrelief). For more information and for a link to the application when available, visit [Glendaleca.gov/rent](https://glendaleca.gov/rent).

The reality is that before the pandemic and especially now, landlords and tenants need each other to be successful. If you find that you are in need, please ask for help. If you find that you are able to help, please let your neighbors know. Please be kind to one another, check on one another, and support your neighbors as best as you can while still practicing social distancing and wearing face masks.

We realize that there is a need for business to continue, but we also need to recognize the extraordinary circumstances of this situation. Our ability to work together and be respectful of each other is necessary for us to keep everyone safe and healthy.

For questions, please contact Glendale's Housing Division at **818-548-3926** or rent@glendaleca.gov. We are all in this together.

Thank you,
City of Glendale

RESIDENTIAL EVICTION MORATORIUM FACT SHEET

NOTICE TO LANDLORDS & TENANTS: Glendale's COVID-19 Eviction Moratorium stops residential evictions for non-payment of rent. The moratorium went into effect on March 24, 2020, and is anticipated to expire on August 31, 2020, unless extended by the City Council. Visit www.Glendaleca.gov/Rent for more information. If you are a tenant, the ordinance provides you with temporary protection from evictions for non-payment of rent if you can demonstrate your income has been substantially reduced due to the COVID-19 pandemic.

LANDLORD RESPONSIBILITY

A landlord shall not initiate an eviction or charge a late fee for unpaid rent if a tenant provides a written notice and documentation of inability to pay rent due to COVID-19.

1. In the interest of productive communication, the landlord should provide a list of resources and a notice of the moratorium to residential tenants found at www.Glendaleca.gov/Rent.
2. Landlords may continue to collect rent from tenants who experienced no adverse financial effects related to COVID-19.
3. Landlords may not issue new rent increases until the expiration of the emergency order, even if the increase is effective after the expiration of the order.



TENANT RESPONSIBILITY

If you have been affected by COVID-19, notify your landlord IMMEDIATELY!
If you have not been affected by COVID-19, you MUST pay your rent.

Immediately notify the landlord of your inability to pay rent by completing a **Notice for Nonpayment of Rent** found at www.Glendaleca.gov/Rent. To complete the notice:

1. Effective for rent due August 1st, notify the landlord of the specific way in which you have been impacted by COVID-19:

- Job loss
- Reduction of work hours
- State or local emergency action that prevents you from working
- Extraordinary out of pocket costs, such as medical costs
- Missing work to care for a child due to school closure
- Missing work due to being sick with COVID-19 or caring for a household/family member who is sick with COVID-19



2. Provide documentation of income loss due to COVID-19:

- Letter from employer citing COVID-19 as a reason for a reduction in hours or termination
- Paycheck stubs from before and after the COVID-19 outbreak
- Medical bills (related to COVID-19)
- Bank statements showing financial situation before and after the outbreak
- Child care expenditures
- Termination notices



Tenants must pay any rent delayed within 12 months after the expiration of the moratorium. Tenants are required to pay at least 25% of back rent due at the end of each three month period of the twelve-month repayment period, unless the landlord and tenant agree to different repayment terms. If the tenant moves out during the repayment period, the entire payment will become due immediately.