

**FACT SHEET  
RENT FREEZE**

**Updated on April 9, 2020**

**Who does the Rent Freeze apply to?**

Emergency Order applies to all residential rentals in the City of Glendale, except apartments built after February 1, 1995, individual condominium units, and single family dwelling. It also applies to accessory dwelling units and hotel rooms being rented as extended stays.

**How long is the eviction moratorium in effect?**

The Rent Freeze is in effect from March 24, 2020, until the expiration of the emergency order, currently April 30, 2020, unless further extended.

**If a landlord provided a rent increase notice prior to the Rent Freeze but effective April 1, 2020, is the tenant obligated to pay the increased amount?**

No, the tenant can continue to pay the rent they were paying on March 24, 2020. The rent increase effective April 1, 2020 is void and the landlord must reissue a new notice after the expiration of the Emergency Order.

**Can a landlord provide a rent increase notice if the rent increase is effective after the end of the Emergency Order?**

No, a landlord cannot issue a rent increase notice during the rent freeze period, even if the effective date of the increase is beyond the end of the emergency ordinance period. A landlord must wait until the end of the emergency order to issue a valid and properly noticed rent increase.

**If a landlord issued an increase before March 24, 2020 effective AFTER the expiration of the Emergency Order, is the rent increase valid?**

No, the landlord must reissue the increase after the expiration of the Emergency Order.

**Do I have to pay my rent during this COVID-19 emergency ordinance?**

Yes, if you can, you must pay the rent that you are obligated to pay. However, if you are unable to pay rent for reasons that are related to the COVID-19, you can defer your rent payment(s) for up to 12 months, per the requirements of the Eviction Moratorium section of the Emergency Order for issues related to non-payment of rent.