

Attachment 1

NOTICE TO CITY AND TENANT

This report evaluates the feasibility of implementing a policy requiring landlords to provide notice of evictions (i.e. 3-Day Notice to Perform or Quit, 3-day Notice to Quit, or 30/60 Day Notice to Quit), to the City of Glendale simultaneously when issuing them to tenants. The proposed policy aims to enable City intervention in cases of unjust evictions and ensure tenants are fully informed of their rights and options. The report outlines the policy's operational framework, potential benefits, cost implications, and implementation considerations.

Program Objectives

- Ensure tenants receive timely notices and understand their rights.
- Ensure landlords provide proper notices as to not delay eviction process.
- Enable City involvement in unjust eviction cases.
- Improve transparency and accountability in the eviction process.
- Collect data to inform future housing policies.

Building on discussions about eviction protections and oversight of rehabilitation permits, one proposed idea is to require landlords to provide notice of evictions to the City of Glendale at the same time they issue them to tenants.

Noticing

This policy change would require that landlords submit an eviction notice to both the City and the tenant simultaneously. Housing staff would establish a dedicated mailbox/email for landlords to be able to submit the eviction notice.

Types of Evictions

Council can choose to make this requirement across the board for all eviction types or identify a subset of evictions like At-Fault evictions or No-Fault evictions. Evictions include:

At-Fault Evictions: At-Fault evictions occur when tenants are responsible for breaching the terms of their lease or engaging in behavior that violates rental agreements. The following situations may lead to eviction:

- 1. Non-Payment of Rent:** If tenants fail to pay rent as agreed upon, landlords may initiate eviction proceedings.
- 2. Lease Violation:** If tenants violate the terms of their lease or rental agreement and fail to rectify the issue after receiving lawful notice.
- 3. Nuisance:** Tenants who create a nuisance or disrupt the comfort and safety of other residents may face eviction.
- 4. Illegal Activities:** If tenants engage in illegal activities within a 1,000-foot radius of the property or permits such activities on the premises.

5. Unauthorized Sub-tenancy: If the tenant allows a subtenant who has not been approved by the landlord to reside in the rental unit.

6. Denial of Access: When tenants deny a landlord reasonable access to the rental unit for necessary repairs, inspections, or showing the unit to potential buyers or mortgagees.

7. Smoking in Prohibited Areas: If the tenants smoke in the rental unit or in common areas where smoking is prohibited.

No-Fault Evictions: No-Fault evictions occur when it is not the tenant's fault and they have not triggered any adverse events. Landlords may initiate eviction proceedings based on the following reasons:

1. Demolition or Major Rehabilitation: If the landlord intends to demolish the rental unit or perform significant rehabilitation that renders the unit uninhabitable for more than 45 days, eviction may be initiated.

2. Owner/Family or Resident Manager Occupancy: Landlords have the right to recover possession for themselves, their immediate family members, or resident managers.

3. Permanent Removal from the Housing Market: In cases where the rental unit is permanently removed from the housing market, eviction may be initiated. This could happen due to reasons such as the conversion of the property for non-residential use or other circumstances that result in the unit no longer being available for rent.

4. Compliance with Governmental Orders: If a governmental agency issues an order to vacate the premises, the landlord may evict tenants to comply with such an order.

5. Contractual Agreements with Governmental Entity: Landlords may seek to recover possession of the rental unit if tenants fail to comply with contractual agreements relating to tenant qualifications. These agreements include specific requirements or conditions that tenants are expected to meet throughout the tenancy, with governmental entities where the tenant is no longer qualified.

Housing Staff Role

Staff will review and track eviction notices and provide resources and guidance when necessary. In cases where there is suspicion of an unjust or unwarranted eviction, Housing staff will conduct further investigations. Staff may intervene by mediating between the landlord and tenant or referring the case to legal aid services.

Tracking and Monitoring

All eviction notices will be logged into a centralized database to monitor the frequency and reasons for such evictions.

This database will be used to identify patterns and inform on future policy.

Budgetary Impact

To better understand the budgetary impact, staff researched the number of evictions in Glendale. Data from the Los Angeles County Superior Court provided the number of Unlawful Detainers filed in the City

of Glendale. While this data does not capture all evictions—since tenants may leave after the initial notice without an Unlawful Detainer ever being filled—it offers a useful starting point for analysis. The data showed the following:

- 2019: 573 evictions
- 2020: 211 evictions
- 2021: 181 evictions
- 2022: 618 evictions
- 2023: 711 evictions
- 2024: 312 evictions (up to the date in the dataset)

Based on this data, staff anticipates requiring an additional Associate level staff member to handle the increased workload associated with tracking and managing eviction notices and outreach to the impacted landlords and tenants. The cost of a fully burdened Housing Associate starts at \$110,000. This role would involve:

- Reviewing and logging eviction notices
- Communicating with tenants and landlords
- Providing tenants with information about their rights and available resources
- Coordinating interventions in cases of potential unjust evictions
- Generating reports.

Additionally, the changes would need to be marketed to all landlords and tenants in Glendale for at least six months before implementation. This marketing effort is essential to ensure that all parties are aware of the new requirements and processes. Staff anticipates needing roughly \$100,000 for first year of marketing and outreach, which would cover:

- Development and distribution of informational materials
- Community meetings and workshops
- Online advertising and social media campaigns

Additionally, staff would need roughly \$15,000 to cover office expenses such as supplies and equipment.

Total program costs for the first year of implementation, staff anticipates needing \$225,000. In subsequent years, with a reduced marketing costs the estimated cost to continue the program is approximately \$175,000 annually.

Conclusion

The proposed policy requiring landlords to notify both the City of Glendale and tenants of evictions simultaneously represents a significant step forward in enhancing tenant protections and oversight within the rental market. By implementing this policy, the City could mitigate unjust evictions and increase transparency, thereby ensuring that tenants and landlords are well-informed and supported throughout the eviction process. However, it is important to acknowledge the potential challenges and disadvantages associated with this policy, particularly for landlords.

Requiring simultaneous notification could impose additional administrative burdens on landlords, potentially leading to delays in the eviction process. This additional step may necessitate increased documentation and communication efforts, which could be perceived as cumbersome or financially straining, especially for landlords managing multiple properties. Additionally, the policy might lead to concerns about privacy and the handling of sensitive information.