



Pasadena Tenants Union
626 491-1044
www.pasadenatenantsunion.com

Rent Increases	<p>Rents can be raised in the City of Pasadena with either a 30-day notice (10% increase or less) or a 60-day notice (10%+increase).</p> <p>However, if you have a year lease, your landlord can't raise the rent until the end of the lease period, unless the lease itself provides for an increase.</p>
Notice of Termination of Residency	<p>Month to Month Tenancies:</p> <p>30 Day Notice: tenancy less than one year without reason</p> <p>60 Day Notice: tenancy one year or more without reason</p> <p>90 Day Notice: to end a government-subsidized tenancy with reason for termination</p>
Unlawful Discrimination	<p>It is unlawful for a landlord and/or managing agent to discriminate against a person or harass a person because of the person's race, color, religion, sex (including pregnancy, childbirth or medical conditions related to them, as well as gender and perception of gender), sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.</p> <p>It is illegal to coerce, intimidate, threaten, or interfere with a tenants' enjoyment of rights granted which includes threats to report a person to U.S. Immigration and Customs Enforcement (ICE) if they report housing discrimination to HUD.</p>
Retaliatory Action	<p>The law infers (assumes) that the landlord has a retaliatory motive if the landlord seeks to evict the tenant (or takes other retaliatory action) within six months after the tenant has exercised any of the following tenant rights:</p> <ul style="list-style-type: none"> • Using the repair and deduct remedy, or telling the landlord that the tenant will use the repair and deduct remedy. • Complaining about the condition of the rental unit to the landlord, or to an appropriate public agency after giving the landlord notice. • Filing a lawsuit or beginning arbitration based on the condition of the unit. • Causing an appropriate public agency to inspect the rental unit or to issue a citation to the landlord. <p>In order for the tenant to defend against eviction on the basis of retaliation, the tenant must prove that he or she exercised one or more of these rights within the six-month period, that the tenant's rent is current, and that the tenant has not used the defense of retaliation more than once in the past 12 months.</p>
Reasonable Accommodation	<p>Legal right to request changes in rules and policies for disability.</p> <ul style="list-style-type: none"> • Companion Animal • modification to unit, such as grab bars ramp and lowering cabinets • rental payment on date of receipt of disability funds/check • providing reminders to pay rent

Nolo Press, Tenants Together, Fair Housing Foundation Tenant Workshop Manual, CA Gov Consumer Affairs
 Information is for general education and is a reference guide only. Please contact legal support and/or Housing Rights Center for additional information.



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Families with Children	It is illegal to set age limits on minor children and to segregate children. All rules apply to everyone, not just children, including nuisance/noise complaints. It is illegal to have children live only on lower floor units and to limit the number of children as long as it is within occupancy standards.
Late Fees	Rental agreement should state a late fee provision and amount. Late fees should not exceed 4-6% of the rent. Anything higher could be seen as excessive.
Translation of Proposed Rental Agreement	When an agent and a tenant negotiate primarily in any language other than English the agent must give the tenant a written translation of the proposed lease or rental agreement in the language used in the negotiation before the tenant signs it whether or not the tenant request it.
Security Deposit	It is unlawful for a security deposit to be non-refundable. The total amount cannot be more than 2 months' rent for an unfurnished unit or 3 months' rent for a furnished unit. Security Deposits can be used for unpaid rent, repair of damages (not normal wear and tear) and/or cleaning fee to match unit cleanliness when tenant first moved in. The landlord has within 21-days after a tenant moves and turns in keys to mail refund or provide an itemized statement that list amounts of any deductions from the security deposit. An agent must provide written notice regarding an increase to the security deposit to match increase of rent.
Pasadena Tenant Protection Chapter 9.75	Relocation allowance may be provided to tenants if tenant receives notice of permanent removal of unit from rental market, order to vacate or condo conversion. Removal of rental unit from market: Landlord provides tenants whose income is 140% at or below the medium income 2 months of fair market rate and moving expenses of \$1120 for adult households or \$3364 for households with dependents, disabled or senior members. Relocation Allowance: Landlords are required to pay a temporary relocation allowance to tenants who are required to relocate temporarily to comply with the housing, health, building and safety laws of the State of California, City of Pasadena or by any government officer or agency. Condo Conversion: Landlords are required to pay households at or <i>below</i> 140% of the area medium income two (2) months fair market rent as established by HUD for a rental unit of similar size. Landlords are also required to pay households at or below 140% of the medium income a moving allowance of \$1,120 for adult households or \$3,364 for households with minor dependents, disabled persons or senior members.