

GENERAL NOTICE TO TENANTS

MEASURE H

(RENT CONTROL CHARTER AMENDMENT)



The Pasadena Fair and Equitable Housing Charter Amendment (Measure H, effective December 22, 2022) limits rent increases and evictions on certain residential rental units within the City of Pasadena.

Limits on Rent Increases: Property owners may only increase rents for most units once every 12 months, with a written 30-day notice. The annual rent increase effective October 1, 2023, is at most 2.75%.

New "Base Rent" Determination: For tenancies commencing on or before May 17, 2021, the new base rent is the rent in effect on that date. Before imposing any rent increase, rents must be rolled back to the rent in effect on May 17, 2021, or the initial rent paid by the tenant for tenancies that commenced after May 17, 2021.

Contesting a Rent Increase: Tenants have the right to petition against any rent increase above the annual permissible rent increase unless such rent increase is according to an approved petition. Rent increase is PROHIBITED if the property owner is not in compliance. A rent increase is PROHIBITED if the landlord has failed to maintain the rental unit in a habitable condition or has failed to make repairs ordered by the Rent Board or the City of Pasadena.

New Eviction Protections: When terminating a tenancy, owners of rental units covered under **Measure H must provide written notice specifying one of the allowed Just Cause reasons for eviction.** Just Cause for Eviction includes failure to pay rent, owner or owner relative move-in, withdrawal of the rental unit from the market, breach of the lease, nuisance, illegal activity, necessary and substantial repairs, failure to give access to the unit, refusal to execute a new lease, subtenant in sole possession, pursuant to a Government Order. PLEASE NOTE: Tenant is entitled to relocation assistance if evicted due to no fault of their own (Owner Move-In, Necessary and Substantial Repairs, etc.).

Tenant Harassment and Retaliation are PROHIBITED. Property owners may not retaliate against or harass tenants for exercising rights afforded by the law including the right to organize and participate in tenant advocacy activity. Any such retaliation or harassment is a defense to an eviction.

Tenancy Registration Required: All property owners subject to registration must complete and submit a rental registry form for each such Property no later than 90 days after the Rental Registry becomes operational, and subsequently every following year, no later than April 1st. In the event of any change in property ownership, the new owner must register or update the Rental Registry within 30 days of the change of ownership. Once launched, the online registration portal will make available the maximum lawful rent and actual rent charged for each unit.

FOR QUESTIONS CONTACT THE PASADENA RENTAL HOUSING BOARD AT:

PASADENA RENTAL HOUSING BOARD
100 North Garfield Avenue, Room S228
Pasadena, CA 91101
(626) 744-7999
rentalboard@cityofpasadena.net