

# Tenants: Know Your Rights!

Voters have approved a new law - called the Pasadena Fair and Equitable Housing Charter Amendment (Measure H) - which **limits rent increases and evictions** in the City of Pasadena! Keep reading to learn about your new rights.

Measure H comes into effect on **December 22nd**. Some parts of the law will take some time to implement, but many protections kick in right away. This guide is meant for the first few months following December 2022. The law has two main parts: rent control and eviction protections. Different types of units are covered by each part. **This guide does not imply legal advice.**

## Part 1: Rent Control

Landlords are now more restricted in how much they can raise your rent. Additionally, once Measure H comes into effect, your legal rent may *decrease* due to a rent rollback. The rent rollback will apply to your January 1, 2023 rent payment if you pay at the beginning of the month.

### Who is covered?

You are **probably** covered by rent control if your unit:

- 1) Was built BEFORE February 1st 1995  
AND
- 2) Is not a condo or the only unit on the lot  
AND
- 3) Is not part of Pasadena's Inclusionary Housing program or some other state or federal program (like Section 8) that separately restricts the allowed rent

There are some other exceptions that come up infrequently. Call or email the Pasadena Tenants Union hotline for help figuring out if your unit is covered. If your unit was built between 1995 and 2007 you may be covered by state law AB1482.

### How much can my landlord legally raise my rent?

Landlords are now only allowed to give at most ONE rent increase in any twelve month period. The allowed increase described here will be in effect until September 30th, 2023 and depends on when you moved into your unit. This increase is *not* applied to the rent you are currently paying, but is applied to the rolled back amount described above.

If you moved into your unit before May 17th 2021, **the current allowed rent increase is 6.0%**.

If you moved into your unit after May 17th 2021, use the table below to figure out what your allowed rent increase is based on when you moved in. In particular, **if you moved in after May 17, 2022 then your allowed rent increase is zero.**

2021							2022			
June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
5.5%	5.0%	5.0%	4.75%	4.0%	3.5%	3.25%	2.25%	2.0%	1.0%	0.5%

The landlord is **not allowed** to raise the rent at all if there are serious issues in your unit, such as broken plumbing, or if the City of Pasadena has ordered them to make repairs and they have not.

### What is my legal rent?

If your unit is covered, then under Measure H, your new legal rent is:

- The rent you were paying on May 17th 2021 if you were living in your current unit on that day,  
OR
- the rent you were paying on the day you moved in if you moved in after May 17th 2021.

The landlord is **allowed** to raise your rent from this rolled back amount, but they must give you a written 30-day notice first, and they must comply with the new rent increase restrictions described below.

## Part 2: Eviction Protections

Measure H protects almost all tenants in Pasadena from arbitrary evictions. If a landlord wants to evict you, they must state, on a written notice, one of the specific permitted reasons for eviction. **Never self-evict or move out without knowing your rights!**

**Renovation is no longer a permitted reason for eviction.** If your landlord has given you a 30, 60, or 90 day notice to quit for “substantial renovations” or “substantial remodeling” it is probably illegal and you should contact the Tenants Union right away.

### Who is covered?

**Almost all tenants in Pasadena are covered by eviction protections.** It is very unlikely that you are exempted, but if you call or email the Tenants Union hotline we can help you double-check. The only exceptions are for tenants:

- 1) In hotels/motels if you've been there for less than 30 days,
- 2) In hospitals, medical facilities, treatment/recovery programs, asylums, monasteries, convents, educational dorms, and non-profit homes for the elderly,
- 3) In units owned by a non-profit under a tax credit program,
- 4) In units owned by a government program that specifically bars municipal rent regulation,
- 5) Who share a bathroom or kitchen facilities with their landlord in their landlord's primary residence, and who have a special “temporary tenancy” contract.

### Under what circumstances can my landlord legally evict me?

Your landlord is only permitted to evict you for one of the reasons below. The landlord must list one of these reasons in writing on the notice to quit, or the notice is invalid.

- Failure to pay rent
- Breach of contract
- Subtenant not on the lease is the only resident
- Nuisance
- Illegal purpose (this does not include occupancy or code violations)
- Refusal to sign a new lease with the same terms and duration as the previous lease
- Refusal to give access to the landlord for repairs or to show the unit to potential buyers after getting proper notice
- Owner or owner's family move-in
  - The landlord can't use this if there's already another vacant unit on the property or the relative already lives in another unit on the property.
- Withdrawal of the rental unit from the market
- Government order to vacate the unit
  - The landlord must offer another unit of comparable quality at the same or reduced rent if possible.
  - You have the right to move back in at the same rent if the order is lifted.

A landlord can **temporarily** displace you from your unit if there are substantial repairs that are necessary to bring the unit into compliance with health and safety codes. If they do this they must:

- Get documentation from the city that the repairs are necessary, and pull construction permits first
- Offer you another unit that they own at the same or lower rent or pay temporary relocation assistance
- Let you move back into the original unit at the same rent when repairs are complete

**Temporary COVID protections:** LA County has some eviction protections in place until December 31st 2022. In some cases, they are stricter than the protections from Measure H. You may be protected if you got an eviction notice before December 22nd.

#### Connect with the Pasadena Tenants Union

We know that lots of landlords will try to get around these new tenant protection laws. That's why it is important that we communicate about what we're experiencing so we can find patterns and fight back together.

Call or email our helpdesk at:

(626) 214-8989

info@pasadenatenantsunion.org

We meet every 2nd and 4th Thursday of the month from 7-9PM.

Sign up for our email list to get the locations: <https://bit.ly/3gGiB5M>

See the Measure H Tenant Toolkit for more info:



[pasadena4rentcontrol.org/](https://pasadena4rentcontrol.org/)  
initial-info-about-measure-h