

# 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 (Article XVIII) went into effect on **December 22, 2022**. Some parts of the law will take some time to implement, but many protections kick in right away. 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. If your unit is covered, any rent your landlord has collected since this law has taken effect is subject to the rent rollback (meaning your rent probably should have decreased). You are entitled to recover all over-paid rent if your landlord did not implement the rent rollback.

### 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. Email the Pasadena Tenants Union for help determining if your unit is covered. If your unit was built between 1995 and 2007 you may be covered by state law AB1482.

### What is my base rent?

If your unit is covered, your base rent as of Dec 22, 2022 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 was **allowed** to raise your rent from this rolled back amount, but they should have complied with the new rent increase restrictions of Measure H and regulations set by the Rental Housing Board.

### How do I recover over-paid rent?

Any landlord who imposed a rent increase between May 17, 2021 and December 22, 2022 was required to "roll back" the rent to the base rent (described above). The Rental Housing Board has established regulations authorizing tenants in covered units to withhold rent if their landlord failed to roll back the rent or raised the rent beyond the legal limit. Please access the rent withholding structures and forms from the Pasadena Rent Stabilization Department:

1. Visit [cityofpasadena.net/rent-stabilization/notices-forms-resources/](https://cityofpasadena.net/rent-stabilization/notices-forms-resources/)
2. Select "Notices and Forms"
3. Download the file "Tenant Request for Rent Rollback Form"

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

The current allowed rent increase for October 1, 2023 to September 30, 2024 is 2.75%.

- Landlords are now only allowed to raise the rent at most ONCE in any twelve month period.
- The allowed annual rent increase is equal to 75% of inflation, and is announced by the Rental Housing Board yearly.
- The rent increase is only effective after the landlord provides 30 days' written notice as described by law and regulations set by the Rental Housing Board.
- The landlord is **not allowed** to raise the rent at all if there are habitability or health and safety issues in your unit, or if the City of Pasadena has ordered them to make repairs and they have not.

## 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

### Connect with the Pasadena Tenants Union

We know many 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. Contact us at:

[pasadenatenantsunion@gmail.com](mailto:pasadenatenantsunion@gmail.com)

We meet every 1st and 3rd week at the Flintridge Center (236 W Mountain Ave). See our website for the complete schedule.

Sign up for our email list to get up to date information: [pasadenatenantsunion.org/en/joinus.html](https://pasadenatenantsunion.org/en/joinus.html)

See the Measure H Tenant Toolkit for more info: [pasadenatenantsunion.org/en/resources.html](https://pasadenatenantsunion.org/en/resources.html)