



Glendale Public Order No. 2020-03

Under City of Glendale Emergency Authority

Issue Date: March 18, 2020

City Measures to Address COVID-19 (Residential and Commercial Tenancies)

Whereas on March 16, 2020, the City Council of the City of Glendale, pursuant to Glendale Municipal Code Chapter 2.84, declared a local emergency. This was necessitated by the growing concern over the Coronavirus Disease 2019 (COVID-19), a severe acute respiratory illness caused by a novel (new) coronavirus. Symptoms of the virus include fever, cough, and shortness of breath, and infected individuals have experienced a range of outcomes, from mild sickness to severe illness and death. The number of confirmed cases has continued to escalate dramatically over a short period of time. The Centers for Disease Control and Prevention advises us that COVID-19 spreads easily from person to person and has issued guidelines recommending that the public adopt policies and routines to enable social distancing wherever possible. In addition, on March 16, 2020, the City Council also ordered the closure of and limitation of access to certain public establishments;

Whereas the City of Glendale has redoubled its efforts to maintain hand hygiene, respiratory etiquette, and social distancing. It is absolutely critical that we as a City do everything we can to slow the pace of community spread and avoid unnecessary strain on our medical system. To aid in our efforts, under the emergency authorities vested in the Director of Emergency Services pursuant to Chapter 2.84 of the Glendale Municipal Code, to make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency, it is ordered that a series of temporary restrictions be placed on certain establishments throughout the City of Glendale in which large numbers of people tend to gather and remain in close proximity;

Whereas the recommended and mandatory closures of businesses has caused substantial losses of income hindering the ability of businesses to keep up with their rents, mortgages, and utility bills and promoting stability amongst commercial tenancies is also conducive to public health;

Now therefore, by virtue of the authority granted pursuant to Chapter 2.84 of the Glendale Municipal Code, the Director of Emergency Services issues the following orders, effective at 11:59 p.m. tonight, until March 31, 2020 at 12:00 p.m., that:

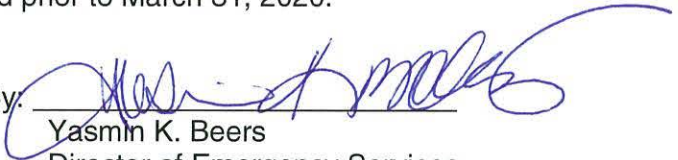
Section 1. That no landlord shall file an unlawful detainer action against a residential or commercial tenant, including tenants whose rent is subsidized by any government agency, including, but not limited to, subsidies under the federal government's Housing Choice Voucher Program (Section 8), in the City of Glendale during this local emergency period if the tenant is able to show an inability to pay rent due to circumstances related to the COVID-19 pandemic. These circumstances include loss of income due to a COVID-19 related workplace closure or reduction in hours or

activities, child care expenditures due to school closures, health care expenses related to being ill with COVID-19 or caring for a member of the tenant's household who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures. Nothing in this subsection shall be construed to mean that the tenant will not still be obligated to pay lawfully charged rent. Tenants will have up to six months following the expiration of the local emergency period to repay any back due rent. Tenants may use the protections afforded in this subsection as an affirmative defense in an unlawful detainer action. This subsection shall remain in effect during the pendency of the local emergency period.


Section 2. This Order may be extended prior to March 31, 2020.

Day of March 18, 2020

Time: 1:22 p.m.

By: 
Yasmin K. Beers
Director of Emergency Services

Approved as to Form:
MICHAEL J. GARCIA, CITY ATTORNEY

By: 
Title: City Attorney
Date: March 18, 2020