

Landlord/Tenant Resources

General advice for tenants:

- **Community Alliance of Tenants Renter's Rights Hotline:** 503-288-0130 – answered during the following hours – M,W,F,Sa 1-5pm and Tu 6-8pm. Email - info@oregoncat.org

General advice for landlords:

- Rental Housing Alliance Oregon: 503-254-4723, www.rhagp.org
- Multifamily NW: 503-213-1281, www.multifamilynw.org

City's Mandatory Renter Relocation Assistance ordinance and information about COVID related eviction moratorium - *PHB Rental Services Office*, 503-823-1303, rentalservices@portlandoregon.gov, <http://www.portlandoregon.gov/phb/rso>

Multnomah County/City of Portland COVID-19 Eviction Moratorium of March 17, 2020 will end February 1, 2021 so after February 1st all counties in the state will be covered only by the State Eviction Moratorium which has a current expiration of June 30, 2021. On March 22, 2020 the Governor issued Executive Order 20-11 -90-day moratorium on residential evictions for nonpayment of rent statewide. State has extended the moratorium through **June 30, 2021**

County FAQ - <https://multco.us/chair-kafoury/covid-19-eviction-moratorium-information>

Statewide FAQ - https://882003fc-e262-4826-807e-d719e296689e.filesusr.com/ugd/16c8ca_a4d4d24af24a4aa69f641a694003b261.pdf

Tenants will need to provide a **Declaration of Financial Hardship Form** to landlords starting January 2021 - <https://www.courts.oregon.gov/forms/Documents/FED-NoticeProtectionDeclHardship.pdf>
State HB 4213 did away with requirement of tenant to demonstrate substantial loss of income, through documentation or other objectively verifiable means, resulting from the COVID-19 pandemic, including County, state and federal restrictions imposed to mitigate its spread, on or before the day rent is due. This legislation was only in effect through 12/31/20. If tenants do not give their signed declaration to landlords then they will need to pay back rent due through December 2020 by March 31, 2021

Court website with all Eviction related forms - <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

90 Day Notification policy - no-cause eviction or rent increase of more than 10% requires a 90-day notice.

Mandatory Renter Relocation Assistance - Portland City Council mandates that renters in Portland who are served a no-cause eviction or a rent increase of 10 percent or higher over a 12-month period or receive a substantial change in their lease terms or who do not receive the option to renew their lease must be paid relocation assistance by their landlord. Tenants must receive written notice for any of these events at least 90 days prior to the effective date, except for units being sold conditioned upon federal mortgage financing where a 60-day notice is required.

- **Relocation Ordinance Modification** - On 9/16/20 City Council approved temporary change in code requiring landlords to pay for **relocations costs** if rent is increased by any amount through 3/31/2021. Normally only required to pay if rent increased 10% or more.

Complaints/Violations of City building/property maintenance code (Title 29) – BDS Code Enforcement, 503-823-2633, online complaint form at <http://www.portlandoregon.gov/bds/complaints>

Mold Issues –

- Information on mold and mold prevention -
State Health Authority –
<https://www.oregon.gov/oha/ph/HealthyEnvironments/HealthyNeighborhoods/ToxicSubstances/Pages/mold.aspx>
Multnomah County Environmental Health – Jeff Strang, 503-988-7866
- If mold caused by leaking plumbing/windows, building code/maintenance concerns – BDS Code Enforcement, 503-823-2633, online complaint form at <http://www.portlandoregon.gov/bds/complaints>
- Advice on rights/responsibilities - CAT Renter’s Rights Hotline: 503-288-0130 – there is also a “Mold Relocation Assistance Program” that CAT participates in that may provide financial assistance.

Bed Bug Issues –

- Technical information contact at Environmental Health - Bed Bug Hotline: 503-988-2847
<http://web.multco.us/health/bed-bugs> ,
Complaints about Hotel/Motel: 503-988-2847 Option 1
Tenant Rights and Bed Bugs - <https://multco.us/file/27300/download>
- Advice on rights/responsibilities - CAT Renter’s Rights Hotline: 503-288-0130

Discrimination Issues –

Fair Housing Council of Oregon, 503-223-8197 x2, <http://www.fhco.org>, information@FHCO.org

Civil Rights Division - State Bureau of Labor and Industries: 971-673-0764, crdemail@boli.state.or.us,
https://www.oregon.gov/boli/CRD/Pages/C_q_print.aspx

Section 8 Housing Complaints -

- Home Forward – 503-802-8586
- Federal HUD Regional Discrimination Line: 1-800-669-9777

Legal Assistance Resources -

Oregon Law Center: 1-800-672-4919, Admin: 503-295-2760 (sliding fee scale, no criminal cases), 522 SW 5th Ave #812, Portland 97204, <http://www.oregonlawcenter.org/>

Legal Aid Services of Oregon (including legal advice about housing), 503-224-4086,
<https://oregonlawhelp.org/issues/housing>

Oregon State Bar Lawyer Referral, 503-684-3763 Low cost initial consultation with an attorney.

Oregon State Bar legal information regarding tenant rights - <http://www.osbar.org/public/legalinfo/tenant.html>

Oregon Law Helps Website legal information regarding tenant rights - <http://www.oregonlawhelp.org/>

Advocacy for Tenant Rights/Policies –

Portland Tenants United: 503-836-7881, www.facebook.com/portlandtenantsunited

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