



Disclaimer: Rules have changed since the pandemic started. This information was last updated 6/27/20.

Oregon Eviction Ban: House Bill 4213

What does the law include now:

- Landlords can't evict tenants, or even threaten to evict, for not paying rent, utilities, and fees through September 30th, 2020
- Landlords can't evict tenants, or even threaten to evict, without cause through September 30th, 2020
- Landlords can't charge any late fees if tenants can't pay rent during this time.
- Tenants have 6 months (until March 31st, 2021) to payback any unpaid rent that is owed from April 1st to September 30th, 2020
- Landlords can't report to credit bureaus if you can't pay your rent, utilities, fees, etc.

What is no longer included:

- The law **no longer requires** tenants to notify their landlord in writing if you can't pay rent. But if you do, we always suggest communicating with your landlord in writing.
- The law **no longer requires** that if tenants are "financially able" to make either a full or a partial payment to their landlords, they must.

What happens after the ban ends on September 30th, 2020?

- After September 30th, 2020, if you receive a letter (emails are not allowed) from your landlord that you owe back rent, **you must respond within 14 days** by letter, email or verbally to say that you want to use the 6-month grace period to pay back rent. **It's always best to document communication in writing!** You can use sample letter #1 on the last page.

What the eviction ban does NOT do

- Landlords can still evict tenants for other lease violations besides not paying rent, fees, etc.

Other important things to know:

- The law extends the exemption to no cause evictions for tenants in their "first year of occupancy." That means if your first year of occupancy ends between April 1st and September 30th, 2020, a landlord could still give you a no cause eviction between October 1st-30th, 2020 if they are permitted under SB 608 and the Portland Relocation Ordinance.
- Tenants must pay any publicly funded rent assistance to the landlord as payment for rent

How it impacts local laws:

- The statewide law overrides all local eviction bans created in Beaverton, Hillsboro, Portland, Multnomah county or other local governments.



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Example Letter: Response to Use the Grace Period to Pay Back Unpaid Rent

[Date]

[Address of Landlord]

Dear *[Landlord name]*,

I am a resident at *[your address]*. I would like to utilize the 6 month grace period, ending on March 31st, 2021 for repayment of back rent, utility fees, services charges, and any other fees included in my rental agreement as allowed under HB 2413. I intend to repay any agreed upon back rent, utility fees, services charges, and any other fees by March 31st, 2021.

[Insert any details you'd like to include about repayment. A landlord may offer an alternative repayment plan, but you do not have to accept]

It is unlawful for a landlord to respond to this request by sending an eviction notice, increasing rent or otherwise retaliating [ORS 90.385]. Thank you for your anticipated cooperation.

Sincerely,

[Your name]

[Address]