



Disclaimer: Rules have changed since the pandemic started. This information was last updated 1/15/21.

Oregon Statewide Eviction Ban: House Bill 4401

Multnomah county rescinded the extra protections originally in Ordinance 1287 ending February 1, 2021

The following protections apply until June 30th, 2021 if you qualify:

- Landlords can't evict tenants, or even threaten to evict, for not paying rent, utilities, and fees.
- Landlords can't charge any late fees if tenants can't pay rent during this time.
- Unpaid rent is due July 1, 2021.
- Landlords can't report to credit bureaus if you can't pay your rent, utilities, fees, etc.

Qualifications:

1. Tenants can qualify for protections if one or more of the following are true since March 16, 2020:
(1) Loss of household income, (2) Loss of work/wages, (3) Increased medical expenses, (4) Increased childcare costs or costs associated with caring for a person with a disability or that is sick, injured, or elderly, (5) Increased responsibilities of childcare or caring for a person with a disability or that is sick, injured, or elderly, (6) Reduced income or increased expenses due to other circumstances.
2. **If one or more of the 6 things listed above apply to you, to be protected you must submit a letter to your landlord.** See the last page of this document for a sample letter.

If you do not qualify:

- Rent is due as normal January 1, 2021 and landlords could give a notice for non-payment of rent, utilities, and fees. Late fees are also allowed starting January 1, 2021.
- Back rent from October 1 - December 31, 2020 is due March 31, 2021.
- A 10-day notice for non-payment evictions is required (increased from 72 hours).
- If you get an eviction notice, you can **still** submit a declaration letter to your landlord up until your first appearance at court (if the above qualifications apply).

Whether or not you qualify:

- LL cannot give no-cause through June 30, 2021. See below for allowed **landlord-based terminations**.

What types of terminations/evictions are allowed?:

- If you have lived in your home for 12 months or more, these **landlord-based** notices are allowed:
(1) Landlord sold the home to a new owner who plans to move in, (2) Landlord or an immediate family member plans to move in, (3) Landlord intends to demolish or convert the unit, (4) Landlord intends to make extensive repairs/renovations that will cause unsafe living conditions.
- Landlords can still evict tenants for other lease violations besides not paying rent, fees, etc.



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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 living in your place ends between April 1 - June 30, 2020, a landlord could still give you a no cause eviction between August 1 - 31, 2021 if they are permitted under SB 608 and the Portland Relocation Ordinance.

How it impacts other laws:

- The federal CDC eviction ban does not apply to Oregon tenants since our local laws are stronger.
- The Multnomah County ban was rescinded February, 1st 2021. Only statewide laws her apply.



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If you choose to submit a declaration, your landlord cannot:

- Say your declaration is inaccurate
 - Require you to submit additional evidence
 - Require more than one declaration per household
 - Deny a declaration in languages other than English
 - Stop you from submitting a declaration based on how it's sent
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Sample Declaration of Financial Hardship of Eviction Protection:

This form may be given to the landlord in person, by first class mail or, if available, by sending a copy or photograph by e-mail or text message.

I, *[your name]*, am a tenant at *[your address]*. I am unable to pay my obligations under the rental agreement because of one or more of the reasons below that have impacted me since March 16, 2020:

- Loss of household income;
- Increased medical expenses
- Loss of work or wages;
- Increased responsibilities for childcare or to care for a person with a disability or a person who is elderly, injured or sick;
- Increased costs for child care or caring for a person with a disability or a person who is elderly, injured or sick; or
- Other circumstances that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance and other public assistance that I have received on or after March 16, 2020, does not fully make up for my loss of income or increased expenses. I understand that I still owe my rent, which must be paid by July 1, 2021. I understand that I must comply with other obligations that I may have under my rental agreement.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it may be used as evidence in court and is subject to penalty for perjury.

[your name]

[your signature]

[date]