

Important Updates on Evictions (FEDs) in Multnomah County

On April 16, 2020, Multnomah County UPDATED an emergency law to protect **all renters'** housing while the COVID-19 outbreak is present.

1. Multnomah County has passed a temporary ban on evictions (FEDs) based on nonpayment of rent, utilities, fees that a tenant pays to a landlord. This ban now applies to **all renters in Multnomah County**. Under the updated laws, **renters are not required to prove that they have lost income due to the COVID-19 epidemic**. In Multnomah County, the ban will last until **July 9, 2020**. After July 9, renters have **six months** to pay back the rent that built up during the emergency.
2. All eviction hearings in Multnomah County have been postponed until at least June 1, 2020. **This applies to all evictions, whether they are based on nonpayment of rent or something else**. If you have court papers saying that you need to come to court for an eviction, **do not go to court**. You will get more information in the mail from the court when your hearing has been rescheduled; check your mail regularly for this information.
3. If the court has **already issued a judgment of eviction against you**, *and* the eviction **was based on nonpayment of rent** (not something else) the Multnomah County Sheriff will not enforce any eviction judgments that have not yet been carried out. If your eviction was based on **nonpayment of rent or a termination without cause**, and you got court papers in the mail or posted on your door saying that you have to move out or the sheriff will physically remove you, **you do not have to leave**.
4. Additional protections apply for renters in subsidized housing. Please go to oregonlawhelp.org/issues/covid-19-resources/housing-protections for more information about protections for subsidized renters.

Postponing Your Rent Payment in Multnomah County

- Between now and July 9, 2020, if your household has experienced a loss of income, you are allowed to **postpone** your rent payments and/ or payment of utilities or fees that you pay to your landlord while the emergency is in place.
- Tell your landlord **in writing** that you will not be able to pay your rent/ utilities/ fees as soon as possible. Under the new law, you **do not** have to tell your landlord on or before the first of the month. A sample notice you can use is on the last page of this document. **Keep a copy of your written request to postpone your rent payment**.

- You do not need to have documentation to show that your loss of income is related to the COVID-19 outbreak. Your landlord cannot require you to provide proof of loss of income in order to postpone your rent payments.
- **If you can afford to pay part of your rent, you should offer to pay what you can afford.** The law doesn't say what tenants need to pay. But if you are getting some income, from unemployment or another source, it's important to pay something to your landlord. If your landlord refuses to accept partial rent payment, keep written records of your attempts to pay. If possible, hold onto your partial rent payments, because you will need them when the emergency is over.
- The emergency is set to end on July 9, 2020. After July 9, you will need to start paying full rent again. Once the emergency is over, you will have until **January 10, 2021** to pay back the postponed rent/ utilities/ fees.
- Your landlord cannot, at any time, charge you any late fees for rent/ fees/ utilities that you did not pay **during the emergency period**. But after July 9, 2020, the landlord can charge late fees for rent that comes due after that date.
- **Your landlord cannot require you to sign a repayment plan in order to postpone your rent.** You can agree to a repayment plan if you want to, but your landlord cannot force you to sign anything in order to postpone your payments.
- If you were unable to get documentation about your loss of income, you should still tell your landlord in writing that you are postponing your rent payment. Documentation to prove that your loss of income is related to COVID-19 is no longer required.
- Again, **your landlord cannot file for eviction based on nonpayment during the emergency period**. After the emergency period is over on July 9, 2020, the landlord cannot file for eviction based on the back rent that has built up, until after January 10, 2021.

On the next page there is a sample notice to your landlord about postponing your rent.

More information about Multnomah County's temporary emergency law is available at [this website](#). [The full text of the emergency law is here](#). [A list of frequently asked questions is available here](#).

For more information about housing issues during the COVID-19 epidemic, please visit OregonLawHelp.org or OregonRentersRights.org.

If you need legal help relating to a loss of income because of COVID-19, please contact Legal Aid Services of Oregon at (503) 224-4086.

Date: _____

Your name and address:

Dear _____ (landlord's name or management company name):

I am writing to let you know that I am not able to pay my rent/ utilities/ fees (circle all that apply) for this month because of my loss of income.

- I am currently able to pay \$_____.
- I am not currently able to pay any rent.

Multnomah County Ordinance 1284 says that you cannot charge me late fees or terminate my tenancy because I cannot pay my rent/ utilities/ fees. The Ordinance also says that I am not obligated to enter into a payment plan in order to postpone my rent.

I understand that I will have to pay back any money that is due by January 10, 2021.

Sincerely,

(your name)