



Disclaimer: Rules are changing rapidly. This information was last updated 5/20/2020.

Statewide Eviction Moratorium

If you live in affordable or subsidized housing please read the section below for special protections you have!

As of April 1, 2020 the statewide eviction moratorium ([Executive Orders 20-11 and 20-13](#)) ordered by Governor Kate Brown prohibits 72-hour Non-payment and No Cause terminations and evictions through the end of June 2020. However, tenants will still owe rent, utilities, and other costs and fees.

What does it do?

1. The statewide moratorium prohibits landlords from issuing termination notices to tenants or filing for evictions in court for non-payment of rent, utilities, costs and fees.
2. Prohibits landlords from issuing tenants termination notices for no cause or filing for evictions in court for no cause.
3. Waives any late fees that landlords may want to charge tenants for non-payment during this time.
4. Sheriffs are not allowed to remove people from their homes, if the eviction was based on nonpayment of rent or a termination without cause until at least June 20, 2020.

**Landlords are still able to issue termination notices and file for evictions in court for other types of evictions.

What tenants must do

1. Tenants must notify their landlord of their inability to pay rent as soon as possible. It is always best to communicate with your landlord in writing. You can use this [sample letter](#).
2. If tenants are "financially able" to make either a full or a partial payment to their landlords, they must.

What happens after the moratorium is lifted?

- Once the statewide moratorium is lifted (end of June 2020), landlords will be able to issue notices that only allow a short time for tenants to pay what is owed.
- Landlords will also be allowed to once again issue No Cause termination notices.
- Landlords will be allowed to file for evictions in court for No Cause and for Non-payment.

What the statewide eviction moratorium does NOT do

1. It does not stop landlords from issuing For Cause termination notices, other than 72-hour Non-payment.
2. It does not stop landlords from filing an eviction case in court for For Cause terminations, other than 72-hour Non-payment.
3. It does not prevent sheriffs from forcing tenants out of their homes at the end of the eviction process for cases other than Non-payment and No Cause evictions.



Are there any additional tenant protections?

If you are a subsidized tenant, or live in affordable housing please see the section below. Some cities and counties have additional protections for tenants. You can check your city or county's website or call your local government officials to learn if there are any additional protections. You can also check out our [website](http://www.oregoncat.org) (www.oregoncat.org) for information and resources.

Portland and Multnomah County Tenants

Multnomah County [Ordinance 1284](#) was updated on April 16th. Here are the updates:

- Tell your landlord if you can't make rent as soon as possible. You do not have to tell your landlord on or before the first of the month. The ordinance protects tenants retroactively starting April 1st.
- You do not legally need to provide any proof of your income loss to your landlord-even if a landlord is asking for financial documents.

Beaverton and Hillsboro Tenants

Tenants in Beaverton and Hillsboro who have substantially lost income or who have family members that have substantially lost income due to the COVID-19 pandemic *may* have some additional protections under [Bill No 20093](#), (Beaverton), [Resolution 2095](#) (Hillsboro). These protections are **not** automatic. **To be protected, tenants must:**

1. Let your landlord know of your inability to pay rent **on or before** the date that your rent is due. It is always best to communicate with your landlord in writing. You can use this [sample letter](#).
2. Provide your landlord with documentation or "objectively verifiable information" about your loss of income due to the pandemic. You can use this [sample letter](#).

Examples of documentation could include:

- a. A letter from your former employer showing you have been fired or laid off due to the pandemic,
- b. Documentation showing that the business where you worked has been closed,
- c. Documentation of a loss of clients or customers due to the pandemic,
- d. Documentation showing that you cannot work because your children, or the children you care for, are not able to attend schools that have been closed,
- e. Documentation showing that you cannot work because you or a family member you live with or care for have become sick from COVID-19.

Tenants who do these things are protected from their landlord being able to file an eviction case against them in court for non-payment of rent. This additional protection for Beaverton and Hillsboro tenants is temporary.



****Important note****

Court Closures

Courts are currently postponing all court hearings on evictions until June 30, 2020, with the possible exception of 24 hour notices of eviction for violence or outrageous conduct.

Tenants will still owe their landlords the rent, utilities, or other charges normally paid to the landlord, however, Multnomah County, Beaverton and Hillsboro will delay qualifying tenants' obligation to pay these charges. Once these protections have been lifted, tenants will have a period of **six months** to pay their landlords back in full.

Subsidized Housing

Congress has also passed a law, the CARES Act, which applies to anyone with federally subsidized housing. This includes public housing, housing where part of the rent is paid with a Section 8 (Housing Choice) voucher, and low income tax credit (LIHTC) housing. If you live in any type of housing that requires you to tell your landlord whenever your income changes, or to certify your income every year, this law probably applies to you. Under the CARES Act, a landlord is not allowed to start an eviction case based on nonpayment of rent, fees, or other charges, until July 26, 2020. Your landlord is also not allowed to give a termination notice for nonpayment of rent, fees, or other charges between March 27 and July 26, 2020. However, your rent and other charges are still building up during this period. After July 26, your landlord must give at least 30 days' notice before terminating your tenancy for nonpayment of rent, fees, or other charges.