



Tenant Notice of Rights and Responsibilities Associated with Portland Mandatory Relocation Assistance Under Portland City Code Title 30.01.085

COVID-19 ADDENDUM

In response to the COVID-19 pandemic, there are temporary requirements that give additional protections to tenants during this public health emergency.

Landlords must include this addendum with the Notice of Rights and Responsibilities Associated with Portland Mandatory Relocation (or another notice with similar information) with each and any Termination Notice, Increase Notice, or Relocation Assistance payment delivered between December 14, 2020 and March 31, 2021.

The information in this notice is for educational purposes only. You should review appropriate state statute, city code, and administrative rule as necessary. If you need legal guidance, or are considering taking legal action, you should contact an attorney.

No-Cause Evictions, Non-Renewals & Qualifying Landlord Reason for Termination

In addition to a state Executive Order, landlords in Portland and Multnomah County are prohibited from issuing termination notices for nonpayment of rent and most termination notices without a tenant-based cause until January 8, 2021 or the first day the County emergency declared in Executive Rule 388, and its addendums, is no longer in effect, whichever is later.

Landlords are still allowed to terminate for the qualifying landlord reason of having accepted an offer to purchase by someone who intends to live in the dwelling unit as a primary residence during this emergency period. This does not change whether or not you are eligible to receive city Relocation Assistance from your Landlord under Portland City Code 30.01.085.

Check our website at www.portland.gov/rso for the most current information regarding COVID-19 protections for tenants.

Rent Increases

If your Landlord raises your rent by any amount with an effective date between September 16, 2020 and March 31, 2021, you may have the right to request city Relocation Assistance. You must write to your Landlord within 45 days of receiving a notice of rent increase to request relocation assistance. Your Landlord then has the obligation to pay you the city Relocation Assistance amount within 31 days of receiving your notice. Within 6 months you must either pay back the relocation assistance and stay, or provide your Landlord notice you're terminating

your tenancy, and move out. Either way, you must pay the increased rent while you continue to rent the unit.

Exemptions

In some circumstances, your Landlord may be exempt from paying you city Relocation Assistance. While exempt from payment, they are not exempt from any other state or local regulations including those they may prevent them from issuing certain types of termination notices. If you receive an Acknowledgement Letter, closely review it for details about the exemption. For more information, visit [<https://www.portlandoregon.gov/phb/74544>] or call the PHB Rental Services Office at 503-823-1303.

Penalties

If your Landlord does not meet their obligations under Portland's relocation assistance law, you may have the right to legal recourse to protect your rights. A landlord that fails to comply with any of the requirements above may owe you up to 3 times your rent as well as the city Relocation Assistance amount, reasonable attorney fees, and other costs.