

Ewe Oregon Eviction Moratorium FAQ

Ei moratorium nge fan iten ekkewe residential eviction ika ekkewe katoun aramas non Oregon ren fan iten ese kamotiw ar kewe niwinimangen rent me ekkewe katoun aramas ren an eseor pwopwun me wewen ina pwata aa foruta ei ren an epwe awora ewe onu-maram repayment period. Ika kopwe katon ekkewe kapas eis won ei page.

Ei men nge ee update fan ewe September 29, 2020 ren an epwe nomw porousan ewe state-wide moratorium an aa anakatamano tori fan December 31, 2020.

Met ekkewe Executive Order 20-13, me ewe House Bill 4213, me ewe Executive Order 20-56?

An ewe Governor ewe Executive Order 20-13 aa foruta ren state-wide an epwe awora ewe moratorium non ew mwochomwochen fansoun ren an epwe epeti ekkewe eviction me termination fan iten ei COVID-19. Ei order nge ee sain fan ewe April 1, 2020 iwe mi effective tori fan June 30, 2020.

Review [Executive Order 20-13](#).

Ewe House Bill 4213 ekkewe Oregon lawmakers ra passini fan ewe June 26. Ei nge aa extendini ika anakatamano ewe eviction moratorium tori fan September 30, 2020 iwe aa pwan forata ewe onu-maram repayment period ngeni ekkewe tenants. Iwe aa pwan fori ew fansoun an ekkewe soufenu repwe mak taropwen esinesin ngeni ekkewe chon nonomw ren ar kewe niwinimang iwe repwe pwan awora ngenir ewe payment plan, iwe pwan ekkewe ekkoch fofor ren ar repwe katou aramas nge eseor wewen me pwopwun.

Review [House Bill 4213](#).

Governor Brown aa wau ew oruwan Executive Order mi pwan chok nene ngeni ewe eviction moratorium ren ekkewe residential tenancies. Ewe Executive Order 20-56 aa forata ew eviction moratorium ren ewe period ren fan ewe September 30, 2020 tori fan December 31, 2020. Ee enuku seni ekkewe soufenu ar repwe wau taropwen katou ren ar rese menatiw ar kewe niwinimang pwan katoun aramas ren an ese or wewen me pwopwun tori fan December 31, 2020. Ewe order ee sain fan ewe September 28, 2020.

Kakaton ika review [Executive Order 20-56](#).

Ifa ukukun nakataman an ei moratorium epwe fis?

Ewe moratorium mi chok fis **tori fan December 31, 2020**. Iwe ekkewe tenants aa or ar repwe menatiw ar kewe niwinimang tori fan March 31, 2021 ren ar kewe niwinimang ee kakapach seni fan ewe April 1 – September 30, 2020.

Ekkewe rent ika ekkoch ekkewe charges aa kakapach seni ewe October 1, 2020 - January 8, 2021 iwe ir mi tongeni repwe deferred ren [fan enurun ewe Multnomah County ordinance](#).

Ekkewe tenants re kan nomw nukun Multnomah Conty ir mi pwan tumwun seni ar repwe katou ren ar rese menatiw ar rent seni ewe October 1 - December 31, 2020 fan enurun ewe Executive Order 20-56, nge ese or rer ewe repayment grace period ren ar kewe rent non ei fansoun.

Met epwe fis an epwe qualify ika an epwe tongeni nomw fan enurun ena rent deferral?

Ewe moratorium me ekkewe deferral mi apply ngeni meinisinchon nonomw Oregon ei re kan rent neni. Meinisin ekkewe rent me charges ra kakapach seni ekkewe pwinin maram ee pwoywuta ewe Executive Order 20-13 me ewe emergency peirod ren HB 4213 (April 1 – September 30, 2020) iwe ir mi qualify ren ar repwe deferred.

Ekkewe tenants ikachon nonomw rese pwan need ar repwe awora ekkewe taropwen an aa weires tonongen nour income.

Ekkewe rent ika ekkoch ekkewe charges aa kakapach seni ewe October 1, 2020 - January 8, 2021 iwe ir mi tongeni repwe deferred ren [fan enurun ewe Multnomah County ordinance](#).

Ika pwe ngang emon tenant nge use tongeni chiwen meni ai rent, met upwe fori?

Eseor masowen ewe HB 4213 epwe tongeni amworano omw kewe niwinimangen rent. **Ika pwe en emon tenant nge aa fokkun chukuta omw ewe niwinimangen rent seni ewe April 1 - September 30, 2020 iwe kopwe chemeni kopwe men ngeni noun ewe soufenu mwen March 31, 2021.** Noum ewe soufenu ese tongeni epwe charge inuk ekkewe late fees me ataieno omw ewe tenancy mwen ei pwinin maram. Epwe or ewe payment plan ewe soufenu epwe fen awora ngonuk.

Ika nge aa mwirin September 30, 2020, nge ewe soufenu aa tin ngeni noun ewe tenant taropwen an niwinimangen rent, iwe **ewe tenant epwe esine ngeni ewe soufenu ika pwe epwe aea ewe onu-maram repayment period mwen ewe pwinin maram ee mak non ewe taropwe seni ewe soufenu.** Ewe tenant mi tongeni epwe esine ngeni ewe soufenu **ren mail ika email.** Ika pwe ewe tenant ese esine ngeni ewe soufenu nge epwe aea ewe repayment period iwe mi tongeni epwe fen paking mi ukukun esopw men an ewe rent.

Mwirin September 30, 2020, ekkewe Oregon tenants ir mi chok tumwun seni ar repwe katou me non nenier ren ar rese menatiw ar kewe niwinimang tori nesoopwonon ei ier. Nge non ei fansoun, esapw wor ewe state-wide repayment grace period ren ekkewe charge ra kapach mwirin ei emergency period epwe wesino mwirin December 31, 2020.

Ekkewe tenants non [Multnomah County ir mi tongeni repwe defer fan enurun ewe county ordinance](#).

Nge met sokkun taropwe ika document ekkewe tenant re need ar repwe claim ewe rent deferral ren ei COVID-19?

Akomw ewe, Portland me Multnomah County mi require an ekkewe tenants repwe awora ekkewe taropwe ngeni nour kewe soufenu.

Fan enurun meinis in ekkewe state eviction moratorium, ese pwan chiwen namot ekkewe taropwen an ese chiwen or omw income.

Ewe Legal Aid Service of Oregon aa forata ekkewe taropwe ika flyer ren porous eueha ren an epwe anisi ekkewe tenants ar epwe weweiti met mi namwot ngenir. Ei taropwe mi pachenong echo sample letter ika taropwe ren an repwe ifa usun ar repwe fos ngenir ika mak ngeni nour kewe soufenu.

[Download ini ekkewe PDF file Pwan ewe Informational Flyer ren ewe Legal Aid Services of Oregon](#)
(186.83 Kb)

Ekkewe deferred rent esapw angawa an ekkewe tenat credit score me rental history?

Ewe HB 4213 me ewe Executive Order 20-56 mi enuku an ekkewe soufenu repwe repotini an ekkewe tenant kewe niwinimang nge aa deliquent ngeni ekkewe consumer credit reporting agency.

Rent mi koturuno ika forgiven non ei fansoun?

Eseor masowen ewe moratorium epwe tongeni awesono an ekkewe tenants liability ren ar kewe rent ese kamotiw. Nge ewe soufenu ese tongeni an epwe atou ekkewe aramas ren an rese menatiw ar kewe niwinimang non ei fansoun emergency period (tori mwirin December 31, 2020) ika atou ekkewe aramas ren ar kewe deferred rent (April 1-September 30) non ewe fansoun grace period repayment.

Mi pwan kapachenong utilities non ei deferral?

Ika pwe ewe tenant ee kan pwan meni ekkewe fifi me konik ngeni ewe soufenu (nge esapw ngeni ewe third party) iwe ekkena fees ika charge ir mi tongeni repwe deferred fan enurun ewe moratorium. Nge ekkewe process in ekkena deferral ren an epwe kamotiw ekkewe niwinimang mi pwan chok usun rent.

Ika pwe ewe tenant ee kan menatiw an kewe fifi me fees ngeni ewe third party iwe ese pwan chiwen tongeni an epwe meni ngenir ren an ese chiwen or noun income ren ei COVID-19, iwe ampwe pese ngenir nge repwe kokori ekkena service pwe repwe anisi ngenir option. Kose mochen katon ekkena ekkoch porous euehea fan na.

Ewe moratorium mi epeti ekkewe residents an esapw keuno ar kewe service ren ar rese menatiw?

Ewe moratorium ese pwan epeti ekkewe residents ren ar kewe utility ika ar kewe fifi ika pwe ese kamotiw. Nge ewe Portland Water Bureau mi era pwe esapw pwan disconnect ini ekkewe service ren konik ren an ese pwan kamotiw ren sewer, stormwater, me konik non ei fansoun emergency. Ekkewe Pacific Power, Portland General Electric (PGE) me ewe Northwest Natural ir mi mwo suspen ini ar kewe service ren ar repwe disconnect ini ika offei sonuk ren omw kose menatiw omw niwinimang iwe ir mi pwan extend ini ar kewe service ika aninis nge ese pwan fiti ekkewe late fees.

Inet ewe tenant epwe menatiw an kewe niwinimang aa no ren rent me ekkewe ekkoch charge?

Ika pwe en mi nomw fan enurun ewe Multnomah County Ordinance ika ekkewe orders ra amended ren omw kewe niwinimang epwe deferred, iwe epwe iei usun an epwe kamotiw ekkewe niwinimang;

- **Ekkewe nonpayment ika niwinimang ra kakapach fan ewe October 1 - December 31, 2020 repwe kamotiw mwen January 1, 2021.**
- **Ekkewe nonpayment ra kakapch fan ewe April 1 - September 30, 2020 repwe kamotiw mwen March 31, 2021.**

Repwe pwan apacha ekkewe late fees ngeni ekkewe niwinimangen rent?

Esapw or ekkewe late fees epwe pwan kapach ngeni ewe rent ee deferred non ewe fansoun pwinin maram an aa men ewe moratorium (April 1 – December 31, 2020).

Ekkewe tenants mi require ar repwe sain ekkewe taropwen repayment me promissory note?

Ewe soufenu mi tongeni epwe offer ini ew payment plan ren ewe nusun niwinimang ese mo kamotiw, nge ena esinesin epwe pwan era pwe ewe payment nge voluntary ika nemeniom. Pwe aa nemenien ewe tenant ika epwe tonongei ei etipeu.

Ren emon soufonu, use ne ataienoi ai kewe pwung ren ai upwe atou aramas ika pwe uwa angei ika etiwa ekkewe partial payment?

Fokkun chomong soufenu ra noninen ren ewe legal implication ren ar repwe etiwa ekkewe partial payments. Nge ewe ORS 90.412 ese pwan apply ngeni ekkewe soufenu ren ar etiwa ekkewe partial payment ren rent fan enurun ewe HB 4213.

Met sokkun taropwe ewe soufenu mi tongeni tin ngeni ewe tenant ren an ewe nusun niwinimang ese kamotiw?

Fansoun ei emergency period, ewe soufenu mi tongeni epwe makkei echo tarowpen esinesin ngeni noun ewe tenant an epwe ureni pwe mi chok or an niwinimang ngeni epwe menatiw. **Ei taropwen esinesin epwe or ew statement ren katou ren an ese kamotiw ewe niwinimang nge epwe pwan esinesin nge esapw mwo katou me mwen December 31, 2020.**

Ren ekkei men, ewe soufenu mi tongeni epwe makkei echo taropwen esinesin ngeni ewe tenant ren nusun an ewe niwinimang ika pwe mi pachenong ekkei tetenin metoch;

1. Ewe pwinin maram en aa wesino ewe emergency period'
2. Ika pwe aa tori fansoun an aa wes ewe emergency period nge kose menatiw omw kewe niwinimangen rent iwe ewe soufenu mi tongeni epwe atouwok me non nenian ewe ke kan nonomw ie;
3. Ewe niwinimang mi kakapach me non ewe fansoun emergency period epwe chok pwan kamotiw.
4. Ewe tenant esapw owe ni ewe charge aa mang ren ewe nonpayment ika an ewe niwinimang ese mo kamotiw;
5. Ewe tenant aa or an epwe anamota ewe onu-maram grace period ren omw kopwe menatiw ekkewe niwinimang aa sereni fan March 31, 2021;
6. Ren ewe taropwen esinesin, esapw kai seni ewe 14 ran an aa tour ewe taropwe, nge ewe tenant epwe meni ewe niwinimangen rent ika esine ngeni ewe soufenu nge kopwe menatiw ewe niwinimang mwirinon ewe onu-maram grace period ewe epwe mwuch fan March 31, 2020.
7. Ika pwe kose epwenuwetai ne ureni ewe soufenu nge kopwe aea ewe grace period iwe en mi tongeni kopwe paking ren.
8. Ekkewe rent me ekkoch ekkewe pwan fee ee ra eto mwirin ewe emergency period iwe epwe kamotiw usun chok me nepwopwutan ewe pwe ika ese kamotiw iwe ewe soufenu mi tongeni epwe ataienoi omw kopwe nonomw non an ewe neni.

Ewe tenant epwe ureni ewe soufenu ika pwe repwe aea ewe onu-maram repayment period?

Ika pwe ewe soufenu aa tin ngonuk taropwen omw ewe niwinimangen rent mwirin ewe emergency period, iwe repwe anomwu non ena taropwe porousen ewe repayment period me pwinin maram en inet kopwe eniwini penuwen ena taropwe me porousen ika kopwe aea ewe repayment period. Ei pwinin maram en ei taropwe epwe 14 ran seni ewe pwinin maram en ewe notice. Ina pwata ren ei, ewe tenant epwe ureni ewe soufenu ika pwe repwe aea ewe repayment period pwe rete paking.

Ika pwe kose ureni noumw ewe soufenu ren omw kopwe aea ewe repayment period ren ena ew pwinin maram ka fen finieno iwe ewe soufenu mi or an pwung an epwe angei 50 percent ren ewe maramen rent me non ewe repayment period.

Epwe or financial relief ren ekkewe chon rent me ekkewe re kamo imwer ika pwe aa wesino ei moratorium me ewe onu-maram grace period ren an epwe pwopwuta ewe kamotiw niwinimang?

Ewe City me ewe County iei ra fori ekkoch step ar repwe anomwu aramas non imwer nukanapen ei outbreak ren ar repwe ekukunanoi an epwe cheu fetan ei semwen. Iei ir mi nenengeni ekkei option ren ar repwe awora aninis ngeni ekkewe chon rent me ekkewe mi or imwer ika pwe aa wesino ei moratorium. Iei sipwe sopwosopwono ne wau porous ren ekkewe relief option me aninis ren pwan ekkoch porous ika aa wor.

Pwan pachenong ekkewe tumwun aa fen kawor fan enurun ewe HB 4213 ren ekkewe tenants re kan rentini ekkewe neni, ewe Oregon Legislature aa passini ewe [HB 4204](#) ren an epwe tongeni tumwunu ekkewe mi or ar mortgage. Ika pwe mi or omw mortgage iwe nge aa weires ngonuk omw kopwe menatiw, ren an aa kukunutiw noumw omw ewe rental income, iwe ampwe pese ngonuk kopwe kori noumw ewe lender. Ikkei ekkei ekkoch porous ren ewe HB 4204:

- *Non ei emergency period (March 8, 2020 - December 31, 2020) ewe lender esapw mina ekkewe ese kamotiw ar niwinimang ngeni default **ika pwe** non ei emergency period nge ewe chon paro aa ureni ewe lender nge ese chiwen tongeni epwe menatiw an kewe niwinimang.*
- *Ika ewe chon paro nge ee ruwanu ika kisitw seni ena ren imw won ewe fenu, iwe repwe mwitir ureni ewe lender ika pwe resapw tongeni chiwen make payment won ren an ese chiwen or ar income ren ei COVID-19.*
- *Ekkewe deferred payments ika ekkewe payments aa nomw won keuno repwe mwut ngeni ekkewe chon paro an repwe menatiw ewe ukukun moni mi defer nesopwonon ewe loan term.*

Sipwe fokkun epechekuna ngeni ekkewe mi or imwer ika homeowners ra nomw won osupwangen moni ren ei COVID-19 repwe kokori ekkewe chon angang en loan service pwe repwe fos ngenir ren ekkoch options.

Epwe or financial relief me support ngeni ekkewe soufenu rese chiwen angei monien ar kewe rent seni nour kewe tenants ika ekkewe chon nonomw non nenier kewe?

Kich mi weweiti nge ekkewe soufenu nge re kan ani nongonong an nour kewe tenants rent ar repwe menatiw ar kewe mortgage, ekkewe takisesin fenu, me ekkewe repairs ren nenier kewe. Ewe City me ewe Multnomah County iei ir mi kakaton meinisin option ren ar repwe awora aninis ngeni soufenu ren an ei or ei moratorium me mwirinon.

Ewe City of Portland me Multnomah County nge mi or rer ewe deferred 2019 business income tax payment, mi pwan pachenong ewe Residential Rental Program fee.

Pwan pachenong ekkewe tumwun aa fen kawor fan enurun ewe HB 4213 ren ekkewe tenants re kan rentini ekkewe neni, ewe Oregon Legislature aa passini ewe [HB 4204](#) ren an epwe tongeni tumwunu ekkewe mi or ar mortgage. Ika pwe mi or omw mortgage iwe nge aa weires ngonuk omw kopwe menatiw, ren an aa kukunutiw noumw omw ewe rental income, iwe ampwe pese ngonuk kopwe kori noum ewe lender. Ikkei ekkei ekkoch porous ren ewe HB 4204:

- *Non ei emergency period (March 8, 2020 - December 31, 2020) ewe lender esapw mina ekkewe ese kamotiw ar niwinimang ngeni default **ika pwe** non ei emergency period nge ewe chon paro aa ureni ewe lender nge ese chiwen tongeni epwe menatiw an kewe niwinimang.*
- *Ika ewe chon paro nge ee ruwanu ika kisitw seni ena ren imw won ewe fenu, iwe repwe mweitir ureni ewe lender ika pwe resapw tongeni chiwen make payment won ren an ese chiwen or ar income ren ei COVID-19.*
- *Ekkewe deferred mortgage nge repwe mwut ngeni ewe chon paro an epwe meni ewe ukukun moni mi deferred nesopwonon ewe loan term.*
- *Ika pwe ewe chon paro ewe fenu ika neni nge ew nenien kompeni nge mi or ruwanu kinikinin imw non iwe repwe mweitir ureni ewe lender ika pwe resapw chiwen tongeni repwe payment fan iten ese chiwen or income ee tonong ren ei COVID-19, iwe repwe send taropwen an ese chiwen or ar income me taropwen ika ee or nour monien ewe federal relief fund.*
- *Kapachan, ika pwe ewe chon paro ren ewe fenu ren multi-family nge mi or an backed mortgage ika niwinimang, iwe ir mi tongeni repwe qualify ren ekkoch pwan option ren Federal Housing Finance Agency (ren epetin me tumwunun ekkewe tenants ra overlap non Oregon): <https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Provides-Tenant-Protections.aspx>*

Sipwe fokkun epechekuna ngeni ekkewe mi or imwer ika homeowners ra nomw won osupwangen moni ren ei COVID-19 repwe kokori ekkewe chon angang en loan service pwe repwe fos ngenir ren ekkoch options.

Nge ren ekkewe eviction ika katoun aramas ren ekkoch me nukun ei rese menatiw ar rent?

Ei moratorium ee chok no ngeni ekkewe katoun aramas ren ar rese menatiw ar rent ika ewe eseor pwopwun me wewen ar katou fan enurun ORS 90.427. *Einge ese pwan applyngeni ekkewe ekkoch eviction ren ekkewe ekkoch enuk.*

Ren porousochun ena katoun aramas ika termination ren an eseor wewen, iwe kose mochen no ngeni ena ew kapas eis.

Nge ren ewe no-cause ika eseor pwopwun me wewen katou me ren ewe soufenu?

Ren ewe House Bill 4213, ewe State of Oregon aa eukano an ekkewe soufenu repwe katou aramas me non nenier nge ese or pwopwun me wewen. Ei aa wewe ngeni ewe soufenu ee nomw fan enurun ewe ORS 90.427 (3)(b), (4)(b) or (c), (5)(a) to (c), or (8)(a)(B) or (b)(B).

Ren ekkewe soufenu me ekkewe chon nonomw ika tenants re nonomw non Multnomah County, iwe epwe fis ekkoch restrictions fan enurun [ewe ew moratorium me non ewe ew county](#).

Fan enurun ewe minafon Executive Order, ekkewe soufenu repwe chok tongeni repwe wau taropwen eviction ika katoun aramas fan enurun ewe ORS 90.427(5)(c) ika re nomw nukun ewe City of Portland ika Multnomah County. Pwan ekkoch restrictions ren katoun aramas nge eseor pwopwun me wewen epwe fis tori fan December 31, 2020.

Ekkewe eviction ika katoun aramas ren ar rese menatiw ar kewe mortgage epwe pwan ku ei men?

Uu. Fan enurun ewe HB 4204, ewe imwen kepwung aa eukano an arongorongen case ren mortgage non ei fansoun emergency period.

Nge ika pwe ewe soufenu ese fiti?

Ika pwe ewe soufenu ee atai ewe moratorium ren katoun ekkew chon nonomw ren HB 4213, iwe ewe tenant mi tongeni epwe angei ewe injunctive relief ren an epwe tongeni angei sefan pisekin kewe ika an epwe awena pwan ekkoch fororongaw an ewe soufenu ngeni iwe mi pwan tongeni

an epwe angei seni ewe soufenu monien unungat maram rent kapach fengen me ekkewe niwinin fofor aa fis.

Ika pwe emon aramas, kompeni ika entity epwe atai ewe Executive Order 20-56, iwe ir mi tongeni repwe paking usun chok met aa fen awewetiw non ORS 401.990 kapach fengen me ekkoch pwung ren fofor fan enurun ewe federal law.
