



July 2016

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NEW FEATURES

- Do You Know?** We'll be combing the world of rental housing to find interesting tidbits and information to surprise you.
- News Around Oregon** – We're gathering news from around Oregon. What's happening in LaGrande is just as important as what's happening in Portland, or Medford.
- National Housing Headlines** – We'll report on rental housing trends across the nation.
- Housing Links** – Want more information? Need contact numbers? Who, what, where and when? Check out these helpful links to sites that can help you.



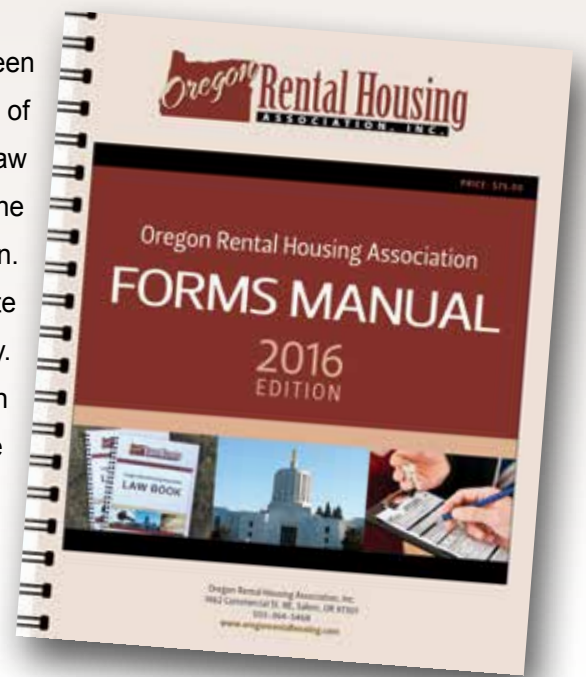
PRESIDENT'S MESSAGE

By **Terry Turner**, ORHA President

Do you have your new 2016 Forms Manual? This year we updated every form. The Forms Manual was revised with all updated forms and easy to understand instructions. You should have this invaluable book in your library. You'll never again ask yourself, "How do I fill out this form?" or "Is this the right form to use?" Each form is printed in the manual, along with when to use it and step by step instructions on how to fill it out.

Many of our members have been waiting for the 2016 Update of ORHA's Law Book. The 2016 Law Update is now available on-line and from your local association. ORHA is providing the update free of charge to members only. We are already working on a complete re-write of the Law Book for 2017.

Enjoy the summer! Sunshine and relaxation is good for all of us.



OREGON RENTAL HOUSING ASSOCIATION
Board Meeting
Schedule

July 16, 2016 - Salem
September 17, 2016 - Bend

AROUND



REDMOND - The city of Redmond has over \$200,000 to give to low-income and homeless housing projects, but they must do it before May 2017. If not awarded by the deadline, it's possible that the funds will be lost. Housing Works (a Central Oregon HUD and Section 8 Organization) recently declined the funding it was awarded in 2013 and 2014 for two planned projects. According to Housing Works the projects were for a senior housing apartment building and for eight MFH's that would be available for low-income individuals. The projects were unable to be completed because the grant money had too many restrictions according to a Housing Works spokesperson. One of the restrictions was that the grant had to be used for new construction. Hopefully, Redmond's Housing and Community Development Committee will now make the

funds available for existing housing stock.

BEND – The city of Bend has almost \$1.3 million in grants for affordable housing projects. Seven projects have been selected for recommendation to the City Council. The projects include a request for \$400,000 from Building Partners for Affordable Housing to assist with purchasing a 30-60 lot subdivision targeted at renters and buyers earning between 30 and 100 percent of the median income, Bend Habitat for Humanity requested \$100,000 to assist with purchasing property, Housing Works requested \$185,000 to assist with construction of 24 one-bedroom apartments above a commercial space, Bethlehem Inn asked for \$250,000 for transitional housing and services for homeless families, Central Oregon Veterans Outreach requested \$200,000 to assist with construction of 8 two-bedroom apartments for low-income and extremely low-income residents and Pacific Crest Affordable Housing requested \$142,000 to assist with construction of 50 one and two-bedroom units.

OREGON RENTAL HOUSING ASSOCIATION PRESENTS

EDUCATION IN PROPERTY MANAGEMENT

NOW AVAILABLE

WORKSHOPS (3-4 hour)

- Landlord/Tenant Law
- LARRC
- Evictions
- Section 8
- Conflict Management
- Property Management
- Landlording 101
- Landlording 102
- Landlording 103
- Landlording 301
- Tenant Selection
- Maintenance
- Marijuana & Medical Marijuana

SEMINARS (1 hour)

- Tenant Screening Tips
- Temporary Residents
- Security Deposits
- Abandoned Property
- Marijuana & Landlords
- Radon

Also, courses by request tailored to local's needs

NEW! Marijuana Workshop



ORHA offers workshops and seminars to our member locals to improve skills in managing property. ORHA is a certified provider with the state of Oregon and these courses qualify as hours required for licensed certification. Presenters have extensive experience in the property management field.

For more information contact:

Maren Winters, ORHA State Office

1462 Commercial Street NE • Salem, OR 97301

Ph: (503) 364-5468 • Fax: (503) 585-8119 • Email: maren@oregonrentalhousing.com

Contact Violet at 503-364-5468 for customized classes to fit your needs.

We have what you are looking for – just call today!

July

SEMINARS

Do You Want to Travel to One of Our Chapters for a Seminar? Here is the Class Schedule for July.

Lane Co. ROA – Eugene

info@laneroa.com

July 13, 2016 – 2 credit hours

The Eviction (FED) Workshop

July 27, 2016 – 2 credit hours

Section 8 Overview

Linn Benton RHA – Albany

lbrhaoregon@gmail.com

July 21, 2016 – 3 credit hours

Fire Prevention in your Rentals

Portland Area ROA – Portland

www.portlanarearoa.com

July 28, 2016 – 4 credit hours

Masters in Landlording (3 of 3)

Salem RHA – Salem

Contact@salemrha.com

July 28, 2016 – 3 credit hours

LARRC (Laws & Required Rules Course)

Treasure Valley RA - Ontario

Tvra.education@gmail.com

July 30, 2016 – 4 credit hours

Landlord Tenant Law Update

DO YOU KNOW

THESE 11 DOG BREEDS ARE MOST OFTEN BLACKLISTED BY INSURANCE COMPANIES

Source: www.clark.com **Mike Timmermann**

If you have a dog, you know that searching for new housing can be a pain, even if your dog is as sweet as can be. And the trouble continues when you're shopping for homeowners or renters insurance.

That's because some insurance companies will not offer you a policy if you have a dog that's deemed too dangerous. Einhorn Insurance says these are the most blacklisted breeds:

**Pit Bulls
& Staffordshire Terriers**

Doberman Pinschers

Rottweilers

Chows

Great Danes

Presa Canarios

Akitas

Alaskan Malamutes

German Shepherds

Siberian Huskies

Wolf-hybrids

insurance companies do business. Einhorn, which offers dog liability insurance, says it doesn't judge based on breed alone.

Dog bites reportedly account for more than one-third of all homeowners insurance liability claim dollars paid out in 2015, costing more than \$570 million. The average cost paid out for dog bite claims nationwide was \$37,214 in 2015.

If you have a dog on the list, Einhorn recommends creating a dog resume and portfolio, including references.



On its website, California-based Einhorn Insurance stresses that it doesn't agree with how most

NATIONAL HOUSING HEADLINES

Tenants don't like order to 'like' landlord on Facebook — or else

Unlike: Tenants fume over apartment complex's new Facebook addendum



By The Associated Press

SALT LAKE CITY — Tenants at a Salt Lake City apartment complex don't seem to "like" a Facebook-centric provision that's been added to their leases.

KSL-TV reports that tenants at City Park Apartments received a notice on their doors late last week about a contractual add-on involving Facebook.

According to the document, a new lease agreement mandates that residents "friend" the complex on Facebook within five days of signing or be found in violation.

The document also has a release that permits the property to post pictures of tenants and their visitors on its Facebook page.

"I don't want to be forced to be someone's friend and be threatened to break my lease because of that," tenant Jason Ring told KSL-TV, calling the change "a violation of my privacy." "It's outrageous as far as I'm concerned."

A message left at the office of City Park Apartments was not immediately returned over the holiday weekend.

Landlord Liability for Criminal Acts of Tenants

Source: www.legalmatch.com

What Liability Does a Landlord Have for Criminal Acts of His or Her Tenants?

In addition to being liable for the criminal acts of strangers/non-tenants, a landlord usually has a duty to protect the neighborhood of the rental property from the criminal acts of his/her tenants. Most often, landlords are held responsible for tenants dealing drugs on the property.

What Kinds of Penalties Do Landlords Face for Tenants Dealing Drugs?

If one of your tenants is dealing on the rental property, you as the landlord or rental property owner can face a variety of legal punishments. Criminal punishments usually require that you have knowledge of the drug dealing or other illegal activities. For example:

- You could face fines for allowing the illegal activity to continue to occur
- You could face criminal penalties for knowingly allowing the illegal activity to occur
- The rental property can be confiscated by the government, but this is only in extreme cases
- In addition to criminal penalties, there can be other negative consequences for landlords. These can include:
 - Rental property value can drop, thus making it hard to find and keep tenants
 - If a tenant or anyone else in the neighborhood is injured or annoyed by the drug dealing, you could be sued on the grounds that the rental property constitutes a public nuisance that threatens public safety and morals.

What Can I Do to Prevent Being Held Responsible for the Criminal Acts Committed by My Tenants?

The best step you can take to reduce the likelihood of being held responsible for the criminal acts of your tenants is to perform a thorough screening of all applicants when renting out a property. Here are a few other tips:

- Don't accept cash payments for rent
- Keep an eye out for any suspicious activity on the property (e.g., heavy traffic going into and out of the building)
- Have provisions in the lease referring to drug dealing and other criminal activity and make it clear that those crimes will not be tolerated
- Evict anyone who violates these provisions immediately
- If you receive any complaints from tenants about drug dealing or other criminal activity, respond immediately - consult the police if you feel it is necessary to do so
- Consult a security expert and do anything else that is reasonable and legal in order to determine if there is any criminal activity going on

I'm Concerned About My Tenants, Do I Need a Lawyer?

Landlord-tenant law can become very complicated, and is constantly changing. If you have a concern about what duties you have to prevent criminal activity by your tenants, an experienced real estate attorney can help answer your questions and represent you in court if necessary.



Links

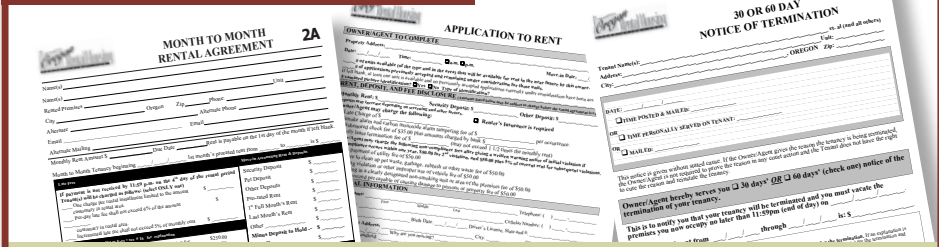
<http://oregonrealestateagency.cld.bz/OREN-J-June-2016#4/z>

<http://www.nhc.org/#!release-6-8-16/qb5tt>

<http://www.legalmatch.com/library/article/landlord-liability-for-criminal-acts-of-tenants.html>

https://www.multihousingnews.com/post/naa-report-solutions-for-affordable-workforce-housing/?utm_source=whatcountsemal&utm_medium=daily%20news&utm_campaign=daily

FORMS HIGHLIGHT:



ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- 1 www.oregonrentalhousing.com
- 2 Click (top right): "Click to Get ORHA Forms Online"
- 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
- 4 Choose a form
- 5 Click on the form
- 6 Input your information
- 7 Click "Generate PDF"
- 8 Click "Check Out" – This will direct you to PayPal
- 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

Need Tenant Screening or Legal Services?

541-548-7368

Sharrol Lyons
can assist you with all your needs

www.NWTenantScreening.com
www.CascadeProcessServices.com

oregonrentalhousing.com

Officers 2016-2017

Terry Turner, *President*
Erika Morris, *Vice President*
Christian Bryant, *Secretary*
Dennis Chappa, *Treasurer*
Michael Steffen, *Past President*



For more information contact
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or maren@oregonrentalhousing.com

FROM THE EDITOR: The articles in this newsletter are intended to inform the membership and are not intended to convey legal, accounting or other advice. The articles are the opinions of the authors and are not necessarily the official positions and/or the views of Oregon Rental Housing Association. The editor and ORHA assumes no liability for loss or damage as a result of reliance on the material provided in this Newsletter. Appropriate legal, accounting or other expert assistance should be sought from competent professionals.

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