



June 2017

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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 Erika Morris



Stay Opposed to HB 2004 and keep your ability to give an *appropriate* "No Cause" notice. We are taking a beating. Landlords. Undeservedly. Please read and respond to your local Senator or Legislator if you understand the following, a true story. You don't have to own rental property to get this loud and clear.

Today I was looking through some old emails to get a bit of inspiration and came upon a file saved as 'Anywhere Street'. I did not recall at all until I read the whole email trail. This is exactly what a tenant sent to our Property Management Company in June of 2012. I have taken a portion out, not for all eyes or ears!

Hello Landlord, this is John Doe

I live at 123 Anywhere Street with my best friend "**Never met**". We came in at the first of the month to pay rent and ask a few questions about water. At this time you informed us of our notice of termination. Never met and I have been trying to get "Why did we let him move in", our other roommate (the problem), out for some time now. The other day we had an argument and Never and I finally said we want him out. "Why" agreed to be moved out at the end of this month. If his stuff does not start to clear out soon we may *need your help or something*. I would like to assure you that Never and

I have worked very hard to move here and start our lives away from home, (somewhere else). We have also worked very hard to stay here since moving. Why has a home and a mother one mile away, he does laundry there, he showers there, he sleeps there if it is too hot. This is not his home. This is his party house and I'm so sorry it has taken us this long to stand up and get him out. He is extremely hard to talk to, he is a child. Both noise complaints are his fault and he will never admit it.

Again, I am so sorry it has taken this long but I assure you that if
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OREGON RENTAL HOUSING ASSOCIATION
Board Meeting
Schedule
July 15, 2017 - Springfield

President's Message

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he is out by the 30th like he verbally agreed to then there will be nothing to worry about. Never and I have both apologized personally to our neighbors and I am sure they understand that Why is the issue. I am hoping that he will start moving his stuff out this week without being

reminded, but that is a little iffy. I would love to talk face to face if there are any questions you have, I can be reached at "my phone has been disconnected" and if you need to or would like to speak with Why, he can be reached at (he does not have a phone anymore)

Thanks, John.

What ended up ok because of a "No Cause" notice that we were able to serve for this group, everyone including "Why" turned out to have a fairly positive end result. If we as Landlords are not "By Law" allowed for OUR property to have this option....what is right about that?

Make some noise I say.

Legislative Update – HB 2004

By **Jim Straub**, ORHA Legislative Director



We are working hard to safeguard landlords' interests in the state legislature! Please help us help you by contacting your Senator TODAY

and ask for their commitment to vote NO on HB 2004 and any amendments. More importantly, if your Senator says yes, THANK THEM for their support!

A Sample Letter to Your Senator:

Dear Senator _____,

I oppose House Bill 2004-A.

Put a personal story here that reflects how and why you would like to retain the ability to use a no-cause notice. (For example: Tenants' fear of retaliation if they complain about a neighbor, leering or disturbing behavior by others, landlords having higher screening standards because of us not being able to end the agreement if things go sideways)

Please represent me and your constituents at the state capitol by opposing HB 2004-A and ANY bill that would eliminate no-cause notices. I thank you for your support!

Respectfully, your constituent,

(Your Name)

(Your Address)

(City, State, Zip)

(Your Email)

Oregon State Senators – visit

www.oregonlegislature.gov/findyourlegislator/leg-districts.html
for contact information:

Herman Baertschiger
R-Grants Pass
District 2

Lee Beyer
D-Springfield
District 6

Brian Boquist
R-Dallas
District 12

Ginny Burdick
D-Portland
District 18

Peter Courtney
D-Salem
District 11

Alan DeBoer
R-Medford
District 3

Michael Dembrow
D-Portland
District 23

Richard Devlin
D-Tualatin
District 19

Ted Ferrioli
R-John Day
District 30

Lew Frederick
D-Portland
District 22

Sara Gelsler
D-Corvallis
District 8

Fred Girod
R-Stayton
District 9

Bill Hansell
R-Athena
District 29

Mark Hass
D-Beaverton
District 14

Betsy Johnson
D-Scappoose
District 16

Tim Knopp
R-Bend
District 27

Jeff Kruse
R-Roseburg
District 1

Dennis Linthicum
R-Klamath Falls
District 28

James Manning
D-Eugene
District 7

Laurie Monnes Anderson
D-Gresham
District 25

Rod Monroe
D-Portland
District 24

Alan Olsen
R-Canby
District 20

Floyd Prozanski
D-Eugene
District 4

Chuck Riley
D-Hillsboro
District 15

Arnie Roblan
D-Coos Bay
District 5

Elizabeth Steiner Hayward
D-Beaverton
District 17

Kathleen Taylor
D-Portland
District 21

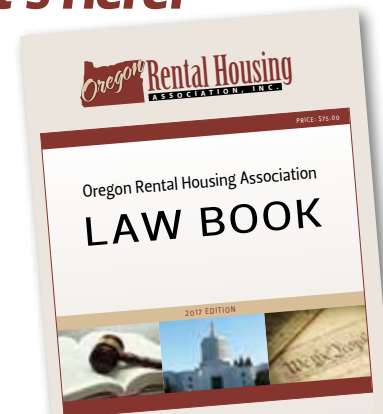
Kim Thatcher
R-Keizer
District 13

Chuck Thomsen
R-Hood River
District 26

Jackie Winters
R-Salem
District 10

Jim Straub
ld@oregonrha.com
ORHA Legislative Director

It's Here!



AROUND



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

Tuesday, June 27, 2017 – 1 CE hr

4:00 PM - 5:00 PM

72 Hour Notice to Pay or Vacate

Bend, OR

Call 541-323-6110 for more information

Tuesday, June 27, 2017 – 2 CE hrs

6:00 PM – 8:00 PM

Fair Housing Attorney

Bend, OR

Call 541-323-6110 for more information

Tuesday, June 28, 2017 – 2 CE hrs

12:00 PM – 2:00 PM

The Small Claims Workshop

Springfield OR

Call 541-485-7368 for more information

Thursday, June 29, 2017 – 3 CE hrs

Noon – 3:00 PM

Landlording 101

Salem, OR

Call 503-370-4020 for more information



Can I say “No Pot In My Apartments” When it’s Legal in My State?

By John Triplett

Oregon Governor Kate Brown this month signed a bill that prohibits marijuana retailers from keeping or sharing customer’s personal information. According to reports, she said she was concerned about the Trump administration’s further actions when it comes to the legalized pot

industry which employs 13,000 people in Oregon. So when pot is legal in a state, what issues does this present to property managers and landlords of rental properties? Property managers are often confused and seeking to better understand how to handle the issues of legal marijuana and medical
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Update Your Tenant Contact Information

Ever had a moment where you needed to reach your tenant quickly only to hear the recorded message saying the number dialed is no longer in service? Same with emails, how often does one come back undeliverable? Keeping up to date tenant contact information can mean the difference between having to post a tenant for entry and getting verbal permission.

If you applied good practices to your application process, you should have good information on your tenant, such as full name and social security

number. You would also have their phone number, email address and location of employment, not to mention their emergency contact.

A driver’s license number and the make and model of their vehicle can come in handy as well. But what if important information changes, such as your tenant’s job? What if your tenant skips out on you, still owing you money? A proactive landlord will make sure to update tenant contact information at least yearly.

Need Tenant Screening or Legal Services?

**NORTH WEST
TENANT SCREENING, LLC**

Fast - Easy - Affordable
Credit, Background,
Employment, Landlord

541-548-7368

**Sharrol
Lyons**

can assist you with
all your needs

**Cascade Process
Services, LLC**

When You Call, We Answer
Landlord Legal Services -
Beginning to End

www.NWTenantScreening.com
www.CascadeProcessServices.com

Can I Say No To Pot?

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marijuana when it comes to tenants and rental housing in their states.

Laws are changing all the time in many states as voters approve different levels of permission when it comes to marijuana. This leaves property managers trying to figure out what should be in their leases around the issue..


You may be able to ban smoking, but do you really know what your tenants are eating or growing in their apartments? Do you really want to know if they are good paying tenants?



Rental Housing Journal did a recent interview with Seattle, Washington attorney Bret Sachter, an expert in tracking the progression and transformation of marijuana laws, to discuss some common questions property managers have about marijuana and tenants.

“I’ve been asked this a lot,” Sachter said, “but it does not come up as often as you might think. The over-




arching issue here is that, with few exceptions, people can do what they want to protect their property, even if the prohibited behavior is not illegal. You can prohibit smoking, prohibit pets, but with marijuana it’s much easier because it’s federally illegal. So you can pretty much prohibit it if you want to no matter what, even medical marijuana,” Sachter said.



Links

<http://eugeneregisterguard.or.newsmemory.com/publink.php?shareid=2b137962c>

FORMS HIGHLIGHT:

ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- 1** www.oregonrentalhousing.com
- 6** Input your information
- 2** Click (top right): “Click to Get ORHA Forms Online”
- 7** Click “Generate PDF”
- 3** Input your local association code in the field labeled “Enter Your Member ID” to receive ORHA forms **1/2 PRICE**
- 8** Click “Check Out” – This will direct you to PayPal
- 4** Choose a form
- 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.
- 5** Click on the form

oregonrentalhousing.com

Officers 2017-2018

Erika Morris, *President*
 Jason Miller, *Secretary*
 Dennis Chappa, *Treasurer*
 Michael Steffen, *Past President*



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