

If you are behind on your rent or are unable to pay your rent, here is how to prevent eviction for non-payment under current state law:

1. Apply for rent assistance and give your landlord proof you did so.

If you are worried you cannot pay your back or future rent, go to oregonrentalassistance.org and 211info.org (to find out where to) apply for help ASAP. There are programs to help pay back rent, current rent, future rent, utilities, and other housing expenses.

2. Still waiting for assistance? Give your landlord proof of application ASAP, if you haven't.

If you give the proof to your landlord before July 1, 2022, you cannot be evicted for nonpayment under new safe harbor laws while your application is being processed, up until September 30, 2022. So, if you already applied and haven't given your landlord proof yet, it's a good idea to do so now.

Did you get a nonpayment eviction notice before you gave proof of application?

It's not too late. Give your landlord proof of your application within 10 days of the notice to stop an eviction court filing. If your landlord has already filed an eviction court case against you, you can give your landlord or the court a copy of the proof to pause the proceedings while your application processes. You must give the proof to the court or your landlord at or before the first court date.

3. Know your rights under the new safe harbor law.

The new safe harbor law passed in December, 2021 replaces the old 60/90 day safe harbor. The new law says that while your application is pending, you cannot be evicted for nonpayment as long as the application is pending or through September 30, 2022, whichever is sooner. But you must show notice before July 1, 2022.



You have the right to these protections no matter:
Your citizenship status OR the amount of rent you owe

PANDEMIC ERA TENANT PROTECTIONS

Effective 12/14/21

Other important things to know about rent assistance, the safe harbor law and rent repayment:

APPLICATION DENIAL: *If the rent assistance application is denied, closed, or paid for less than is owed in the nonpayment notice the landlord can move forward with the eviction.* Rent assistance providers must close an application if they reasonably determine that the tenant is no longer participating.

THE BROAD EVICTION MORATORIUM ENDED ON JUNE 30, 2021: But below are other protections still in place.

10-DAY NONPAYMENT NOTICE TO INCLUDE TENANT PROTECTION INFORMATION: Until October 1, 2022 nonpayment notices must give 10 days to respond before an eviction can be filed. Notices must provide information about "safe-harbor" from eviction for current rent.

GRACE PERIOD FOR BACK-DUE RENT: The new law passed in December 2021 does not change the grace period to pay back rent. *Tenants have a grace period* until February 28th, 2022 to pay their back-due rent owed from April, 2020–June, 2021. Tenants cannot be evicted or sued for nonpayment of this back-due rent until March 1, 2022.

If you have applied for rent assistance for this back rent, you will be protected by the safe harbor during the application process even if it is after March 1, 2022. If you do not think you can pay your back rent on your own before March 1, 2022, apply for rent assistance now.

RELAXED OCCUPANCY STANDARDS: Until February 28, 2022, families and others *may temporarily share housing* without fear of eviction for guest policy violations, as long as in compliance with other laws. Landlords may do background checks on long-term guests, but not credit checks.

CREDIT PROTECTIONS: Unless payment is still owed after February 28th, 2022, missed rent from April, 2020–June, 2021 *cannot be reported to credit or collection agencies*, or used against people when they apply to rent in the future.

EVICTION RECORD PROTECTIONS: *Landlords cannot use any eviction records* from April 2020–February 2022 against tenants when they apply to rent in the future. Tenants can have these eviction records erased from their records.

These protections came from Senate Bills 278, 282 and 891 passed by the Oregon legislature in 2021.

You have the right to these protections no matter:
Your citizenship status OR the amount of rent you owe

FOR LEGAL ADVICE OR MORE INFORMATION: [OREGONLAWHELP.ORG](https://oregonlawhelp.org)