

A Brief Guide to Oregon Tenant Protections During COVID-19



Oregon Resident



City of Portland or
Multnomah County Resident

If you owe rent from April 1, 2020 to September 30, 2020

Deadline for paying back rent

Under House Bill 4213, you have until March 31, 2021 to pay April to September's rent. You cannot be evicted for nonpayment of this rent until April 1, 2021.

If you live in the City of Portland or Multnomah County, you have until July 8th, 2021 to pay April to September's rent. You cannot be evicted for non-payment of this rent until July 9th, 2021.

Notifying landlord of intent to use grace period to pay back rent

If your landlord gives you a notice stating you owe back rent, you must notify your landlord within 14 days that you intend to use the grace period to pay it back. Failure to notify your landlord could mean that you have to pay your landlord a penalty fee of a half month's worth of rent.

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If you owe rent from October 1, 2020 to December 31, 2020

Deadline for paying back rent

Under Executive Order No. 20-56, you have until December 31st, 2020 to pay October to December's rent. You cannot be evicted for non-payment of this rent until January 1, 2021.

If you live in the City of Portland or Multnomah County, you have until July 8th, 2021 to pay October to December's rent. You cannot be evicted for non-payment of this rent until July 9th, 2021.

Notifying landlord of intent to use grace period to pay back rent

No notification requirement because there is no additional grace period to pay rent owed from October to December. Rent for these months is due January 1, 2021.

If your landlord gives you a notice stating you owe back rent, you must notify your landlord within 14 days that you intend to use the grace period to pay it back. Failure to notify your landlord could mean that you have to pay your landlord a penalty fee of a half month's worth of rent.

Additional tenant protections

Prohibited notices

Through December 31 2020, landlords cannot evict tenants for no-cause, unless the landlord has sold to someone who is going to move in or if the landlord or their family member needs to move in. Landlords can still evict for violations of the rental agreement.

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Late fees

Landlords cannot charge late fees for any missed rent from April to December 2020.

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