

BEAVERTON 2016 HOUSING FORUM

LANDLORD & TENANT ISSUES



Most landlords want to be fair and most tenants are good neighbors. Responsible property management and ownership begins with the idea that it will benefit all of us – tenants, landlords, and owner-occupants, to enjoy safer, more stable neighborhoods. There are several sets of laws that structure the relationship and expectations between landlords and tenants.

BACKGROUND

Fair Housing is the set of federal, state, and local laws that ensure that everyone has an equal right to housing and protects all of us from discrimination in housing. Before the passage of civil rights laws in housing, discrimination was a massive problem throughout Oregon and the U.S. For example, historically, African American home buyers were steered into segregated neighborhoods. Landlords commonly refused to rent to families with children. Our Constitution prohibited African Americans and Chinese Americans from owning real estate.

The basic concepts of fair housing include, first: people have the right to choose where they live. Second, housing providers need to be consistent with application procedures, applying rules, and responding to violations of the rental agreement. Discrimination means treating a person differently in any housing transaction because that person is a member of a protected class.

- Federally Protected Classes: Race, color, national origin, religion, gender, familial status, and disability.
- State (Oregon) Protected Classes: Marital status, sexual orientation, gender identity, and source of income (including the Section/Housing Choice voucher), and survivors of domestic violence.
- City (Beaverton) Protected Classes: English proficiency and age.

There are additional legal responsibilities under Oregon landlord tenant law, which addresses rental agreements, deposits, late charges, repairs, retaliation, evictions, etc.



CONTACT

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For more information, visit: www.BeavertonOregon.gov/Housing-Community

For more information, see the resources below, consult an attorney, or attend a landlord tenant training. Responsibilities include:

Landlords

Tenants

Weatherproof exterior	Use the property appropriately
Basic components in sound condition	Keep it clean and take out the garbage
Supply/ maintenance of required systems	Use appliances and facilities appropriately
Safe and clean premises	Cause no damage
Safety from fire hazard	Test the smoke detector/ replace batteries
Door locks and window latches	Be respectful of neighbors

RESOURCES

- ◆ **City of Beaverton Dispute Resolution Landlord/Tenant Mediation Program**
Disputes involving late payment of rent, evictions, repairs, rental agreement violations, and neighbor relations are a few issues for mediation: www.BeavertonOregon.gov/915/landlord-tenant-mediation
- ◆ **City of Beaverton Code Compliance Program**
Enhances neighborhood livability and the quality of life in Beaverton by helping residents understand & comply with municipal code: <http://or-beaverton2.civicplus.com/392/Code-Compliance-Program>
- ◆ **Fair Housing Council of Oregon**
Dedicated to eliminating illegal housing discrimination across Oregon through education and enforcement: www.fhco.org
- ◆ **Community Alliance of Tenants**
Educates, organizes, and develops the leadership of low-income tenants to collectively advocate for fair and equal protections: www.oregoncat.org
- ◆ **Unite Oregon**
Led by people of color, immigrants, and refugees, rural communities, and people experiencing poverty, working to build a unified intercultural movement for justice: www.uniteoregon.org
- ◆ **Community Action Rent Well Program**
Rent Well is a series of educational tools that help landlords and tenants work together for stable, safe, and healthy rental housing. To sign up for class in Washington County, call 503-640-3263. www.caowash.org/what_we_do/housing.html
- ◆ **Multifamily NW**
Represents residential property managers and vendors throughout the NW: www.multifamilynw.org



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HOUSING IMPLEMENTATION TEAM MISSION

The City of Beaverton's Housing Implementation Team is an interdepartmental team dedicated to ensuring city housing related activities aim at providing a variety of housing types for a broad spectrum of incomes and lifestyles and to promoting successful communication to both internal and external housing partners.

