

Oregon Law Center 2021 Eviction Protection Flyer



The 2021 statewide eviction protections are different from last year's. The new protections are not automatic.

The new protections apply to tenants who have had financial problems during the pandemic. **If you qualify, you must give your landlord a signed declaration of financial problems to prevent eviction.** A declaration you can use is on the back of this document.

What to Know: Eviction Protections & Back Rent

Evictions for non-payment of current or back rent are not allowed until July 1, 2021 if:

- You can't pay rent because of **financial problems**; and
- You give a **declaration** form to your landlord (see reverse of this page).

Back Rent:

- If you **don't give a declaration to the landlord**, back rent from April 1, 2020 through December 31, 2020 is due March 31, 2021.
- If you have **given the landlord a declaration form**, you have until June 30, 2021 to pay any back rent from April 1, 2020 through June 30, 2021.

Fees:

- Late fees, collections, and reports to the credit bureau **are not allowed** for all periods covered by the moratorium.

Qualifying Financial Problems

Read the form on the back of this page to see if you qualify. Do not sign the form if the statement does not apply to you.

What to Know: Rent Assistance

There are **two kinds of rent assistance**, available starting in February. One you apply for yourself. One your landlord applies for. If you are having trouble paying your rent, you should consider these options:

- Tenant applies:** Go to www.211info.org for information. If you qualify, payments will be made directly to your landlord.
- Landlord applies:** Your landlord may apply to the Compensation Fund for money to cover your back rent. You must give the landlord a declaration form (see reverse of this page) before the landlord can apply for funds. If your landlord gets funding from this program, you will get a notice informing you that your rent has been paid.

Be aware that unless your rent has been paid, **your back rent will be due** on March 31st, 2021, or (if you give your landlord a declaration form) on June 30, 2021.

For more information and an FAQ on the 2021 eviction protections, go to:

www.oregonlawhelp.org

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Remember: If you have suffered financial problems during the pandemic, and you haven't been able to pay all your past, present, or future rent, you should get a signed declaration of financial hardship to your landlord **as soon as possible**.

DECLARATION OF FINANCIAL HARDSHIP FOR EVICTIION PROTECTION

This form may be given to the landlord in person, by first class mail or, if available, by sending a copy or photograph by e-mail or text message

I, (*tenant's name*): _____, am a tenant at (*address*):

I am unable to pay my obligations under the rental agreement because I have been impacted by one or more of the following since March 16, 2020:

- Loss of household income
- Loss of work or wages
- Increased medical expenses
- Increased child care responsibilities or responsibilities to care for a person with a disability or a person who is elderly, injured, or sick
- Increased costs for child care or caring for a person with a disability or a person who is elderly, injured, or sick
- Other circumstances that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, and other public assistance that I have received on or after March 16, 2020 does not fully make up for my loss of income or increased expenses.

I understand that I still owe my rent, which must be paid by July 1, 2021

I understand that I must comply with other obligations that I may have under my rental agreement

I hereby declare that the above statements are true to the best of my knowledge and belief. I understand they are made for use as evidence in court and I am subject to penalty for perjury.

Date

Tenant Signature (*only one required*)

Name (printed)

This form is available at:

(Spanish) Este formulario está disponible en español en:

(Russian) Бланк этого документа можно получить на русском языке в:

(Vietnamese) Đơn này có bằng tiếng Việt tại:

(Traditional Chinese) 本表格的繁体中文版在:

(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:

<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>