



Landlord Compensation Fund

TENANT Frequent Asked Questions (FAQ)– updated 2/16/2021

Oregon Housing & Community Services (OHCS)

Contents

1. Q – What is the Landlord Compensation Fund?	1
2. Q – What does my Landlord have to do to apply?	1
3. Q – What is the state doing with my contact information?	2
4. Q – Why do I have to complete the Declaration of Financial Hardship for Eviction Protection?.....	2
5. Q – I only need to sign the Declaration of Financial Hardship for Eviction Protection to be covered?	2
6. Q – If my landlord is only getting 80% of my past due rent, will I still owe them the rest?	3
7. Q – Is this a one-time application?.....	3
8. Q – If my landlord does not want to apply, can I do it for them?.....	3
9. Q – If I already moved out but had been unable to pay rent before, can that be covered?	3
10. Q – What time period is covered for the past-due rent?.....	3
11. Q – I have more questions, where can I ask them?	3
12. Q – What do I do if I think that there is something wrong with my landlords application?.....	3

1. *Q – What is the Landlord Compensation Fund?*

A – The Landlord Compensation Fund (LCF) is a program funded by the State of Oregon in order to allow Landlords to apply for money to cover the past due rents of tenants that have been unable to pay their full rent since the governor established the Eviction Moratorium in response to COVID-19. If they are funded, the landlord would receive 80% of any eligible tenant past due rent and is required to forgive the remaining 20%.

2. *Q – What does my Landlord have to do to apply?*

A – If your landlord applies for this program, they will need to provide detail on the rents charged, and rents received for all units in their building going back to April 2020. If they

have current tenants with past due rent, they will need to let them know through a written notice that they are going to apply for the program, include any signed tenant [Declaration of Financial Hardship for Eviction Protection](#) that they have received, and will also need to provide the state with basic contact information for those tenants.

3. Q – *What is the state doing with my contact information?*

A – The state is only asking for contact information for current tenants with past due rents that may be eligible to be covered through this program. The state will ONLY use this information for this program and will not share that information with the public. For the program, we will use this in two ways:

- 1- After the landlord provides their application, we will send out an email notification to the tenant so that you have the opportunity to log into the system to SEE the information that your landlord has provided about your past-due rent. If you haven't done so already, you will have the ability to complete your [Declaration of Financial Hardship for Eviction Protection](#) directly in your landlords application.
- 2- If your landlord is selected for funding, your local Public Housing Authority will be mailing you a notice that your past-due rent has been covered.

4. Q – *Why do I have to complete the [Declaration of Financial Hardship for Eviction Protection](#)?*

A – This is a form that has been created by the state in order for tenants that have experienced a financial hardship of any type during this COVID-19 period to have rights in the Eviction Moratorium. You can find more information on that [here](#). ALSO, in this program, that form is being used to make your past due rent eligible to be covered. That means that if you are able to complete the form, your rent debt may be covered in your landlords application. If you do not provide the form, then the state is not able to pay your landlord for your past due rent.

Financial Declaration of Hardship forms are available in additional languages at:

- (Spanish) Este formulario está disponible en español en [Formularios en Español](#)
- (Russian) Бланк этого документа можно получить на русском языке в [Бланки документов на русском языке](#)
- (Vietnamese) Đơn này có bằng tiếng Việt tại [Đơn bằng tiếng Việt](#)
- (Traditional Chinese) 本表格的繁體中文版在 [繁體中文表格](#)
- (Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다 [한글 양식](#)

5. Q – *I only need to sign the [Declaration of Financial Hardship for Eviction Protection](#) to be covered?*

A – YES, the only information requested from tenants is the signed [Declaration of Financial Hardship for Eviction Protection](#). There are no income requirements or documentation,

there are no citizen requirements or documentation that will be requested for this program.

6. *Q – If my landlord is only getting 80% of my past due rent, will I still owe them the rest?*

A – No, if a landlord chooses to use this program, they are required to forgive that remaining 20% in past due rent. They are not going to be able to charge tenants for that. If your landlords application is funded, tenants will receive a letter in the mail with the information on the rent that has been covered.

7. *Q – Is this a one-time application?*

A – The program will have at least 2 monthly funding rounds. It will open in February, and if a landlord is not selected for funding they will be able to apply again in March – through June or until all of the money in the program has been spent.

8. *Q – If my landlord does not want to apply, can I do it for them?*

A – No, the landlord must be the one applying for this program. If you are tenant in need and you can't afford your rent or utility expenses, contact your local [community action agency](#) or call or text 2-1-1 for assistance.

9. *Q – If I already moved out but had been unable to pay rent before, can that be covered?*

A – No, this program is limited to covering current tenants only.

10. *Q – What time-period is covered for the past-due rent?*

A – This program will cover any past rent for any or all months since April 2020.

11. *Q – I have more questions, where can I ask them?*

A – You may email questions to HCS.LCF@oregon.gov

12. *Q – What do I do if I think that there is something wrong with my landlords application?*

A – To report potential fraud or concerns please send a message to HCS.Internal_Audit@oregon.gov