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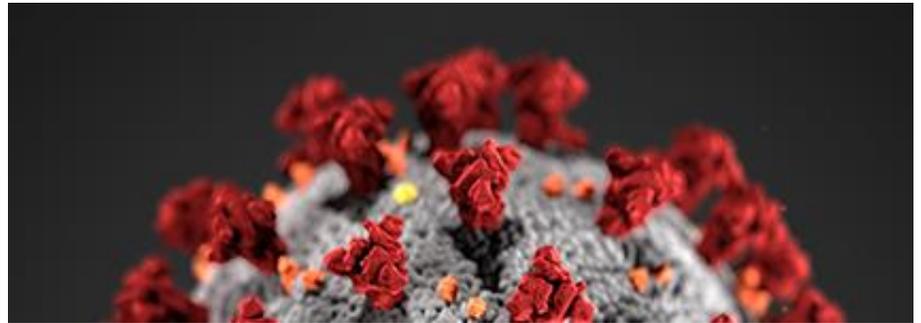
Governor Kate Brown Issues
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Crisis

General Meeting

Due to the evolving
situation and with the
health and safety of our
members in mind, we have
temporarily suspended
general meetings at this
time. Please refer to our
website for updates.
roa-swo.com

A Call to Oregon Landlords

Oregon Rental Housing Association | March 19, 2020



The crisis set in motion by the spread of the COVID-19 virus is causing ripple effects throughout our communities. In many cases, we will all experience a significant reduction in income due to cancelled events, closed schools and facilities as we attempt to thwart the spread.

While the government is taking various forms of action to reduce the impact on citizens and the economy in general, such as waiving the waiting week for employees to file for unemployment, tenant advocates are pleading for understanding from landlords during this uncertain time.

If you are a landlord and have renters whose livelihoods are significantly impacted, and you are financially able to defer rent and waive late fees for a period of time, we are offering a *Landlord and Tenant Deferment Agreement* free on the Oregon Rental Housing Association website: <https://store.oregonrentalhousing.com/>.

Using this method, you won't be creating waiver regarding the Application of Tenant Payments – ORS 90.220 that requires landlords to apply any money received from the tenant to past month's rent owing, then current month's rent owing, etc. Many thanks to Eugene attorney Brian Cox for his generosity in creating this form for our use.

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Make a Contribution TODAY!

Apartment Industry Committed to Supporting Residents Impacted by COVID-19

By National Multifamily Housing Council | March 22, 2020

www.nmhc.org

Washington, D.C. – As the nation contends with the COVID-19 outbreak and millions are sheltering in place, having safe and secure housing is more important than ever.

With this in mind, the National Multifamily Housing Council (NMHC), on behalf the 40 million Americans who call an apartment home and the 17.5 million jobs the industry supports, recommends apartment firms consider adopting the following principles to help America’s renters retain their housing during this crisis.

- **Halt evictions** for 90 days for those who can show they have been financially impacted by the COVID-19 pandemic. (This would not apply to evictions for other lease violations such as property damage, criminal activity or endangering the safety of other residents of the community.)
- **Avoid rent increases** for 90 days to help residents weather the crisis.
- **Create** payment plans for residents who are unable to pay their rent because of the outbreak and **waive late fees** for those residents.
- **Identify** governmental and community resources to help residents secure food, financial assistance and healthcare and share that information with residents.
- **Communicate** to residents that it is a priority for the industry to partner with them to help them retain their housing.
- **Develop** a response plan for potential COVID-19 exposure.



We also recognize that most rental properties are owned by individuals and small businesses that have financial obligations, including mortgages, utilities, payroll, insurance and taxes. If residents cannot pay their full rent obligations because of the COVID-19 outbreak then owners are at risk of not meeting their own financial obligations. This puts the individual property and the larger community in which it is located at risk.

Congress must extend mortgage forbearance to rental property owners and extend similar protections to other financial obligations such as insurance premiums, utility service payments and tax liabilities. Forbearance is needed to prevent foreclosure and other adverse actions such as lien placements, utility shut offs, defaults, and judgements that would negatively impact the viability of the property’s continued operation and ultimately put its residents at risk of additional disruption.

We also continue to call on Congress to provide disaster housing assistance for renters who are suffering from income disruption as a result of the pandemic.

At a time when many American workers are being encouraged to work from home, multifamily owners and operators are on the front lines, keeping residents cared for and safe in their apartment homes.

These are trying, even desperate times and all of us face grim uncertainty in the days ahead. However, by working together – apartment residents, owners and operators, and lawmakers at all levels of government – we can develop solutions to the evolving challenges and keep Americans housed.



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Governor Kate Brown Issues Order to Stop Residential Evictions During COVID-19 Crisis

March 22, 2020

Salem, OR — Governor Kate Brown issued [Executive Order 20-11](#), placing a temporary moratorium on residential evictions for nonpayment in light of the public health emergency caused by the spread of coronavirus in Oregon. The order is effective for 90 days.

“Through no fault of their own, many Oregonians have lost jobs, closed businesses, and found themselves without a source of income to pay rent and other housing costs during this coronavirus outbreak,” said Governor Brown. “The last thing we need to do during this crisis is turn out more Oregonians struggling to make ends meet from their homes and onto the streets.

“This is both a moral and a public health imperative. Keeping people in their homes is the right thing for Oregon families, and for preventing the further spread of COVID-19.”

Under the Governor's emergency powers, the order places a temporary hold throughout Oregon on law



enforcement actions relating to residential evictions for not paying rent.

Recognizing that landlords and property owners face their own costs if tenants are not able to pay rent, the Governor and her [Coronavirus Economic Advisory Council](#) are engaging lenders to find potential solutions and are exploring various state and federal policy options that might be available to provide assistance to borrowers or other options for relief. Oregon Housing and Community Services and the Department of Consumer and Business Services are also pursuing relief options at the direction of the Governor.

The order is part of the Governor's coronavirus housing and homelessness strategy, which includes expanding shelter capacity with social distancing measures in place, identifying emergency COVID-19 shelter options for people experiencing homelessness who must be isolated or quarantined, exploring options for rent assistance, seeking expansion of federal eviction moratoriums, and homeowner foreclosure avoidance.

All coronavirus executive orders will be posted on the [Oregon Coronavirus Information and Resources Page](#) after they have been issued and signed.

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Form of the Month

Landlord and Tenant Deferment Agreement

In light of the extraordinary circumstances and financial impacts related to the COVID-19 virus epidemic, _____ (“Landlord”) and _____ (“Tenant(s)”), enter into this deferment agreement (“Agreement”) for the residential dwelling unit located at: _____, Oregon (“Premises”), on the following mutually-agreed terms and conditions:

1. Current Financial Obligations:

- A. Rent for the Premises is \$_____per_____.
- B. Utilities/service charges for the Premises is/are: Not Applicable; \$_____per_____.
- C. Late rent payment charges/other charges due for the Premises are: Not Applicable; \$_____per_____, and include_____.

2. ORS 90.220(7)(a) informs that monthly rent is payable on the due date without demand, and must be paid before specified dates to avoid eviction for non-payment. ORS 90.220(9)(a) specifies the order of application for payments received from tenants. Landlord and Tenant both intend and agree that all unpaid rent due under this agreement shall remain as outstanding rent due from prior rental periods; all unpaid utilities shall remain as outstanding utilities due from prior rental periods; and all unpaid late rent payment charges or other charges shall remain as outstanding late rent payment charges or other charges, as each are described in ORS 90.220(9)(a)(A)-(E).

3. Landlord and Tenant agree that a portion of Tenant’s: (all that apply)

- A. periodic rent payment;
- B. utilities/service charges; and/or,
- C. other charges;

is/are deferred until _____, 2020.

4. During this period of deferment, Tenant shall pay Landlord: (all that apply)

- A. \$_____for periodic rent;
- B. \$_____for utilities/service charges; and/or,
- C. \$_____other charges.

5. After the agreed deferral period ends, Tenants will:

- A. Resume making full payment for all accruing periodic amounts due;
- B. Pay Landlord an additional amount of \$_____per_____for all unpaid/deferred amounts due until paid in full, with each payment applied by Landlord in the manner described in ORS 90.220(a).

6. Additional Terms:

- A. This Agreement is not valid until signed by Landlord and all tenants of the Premises.

A Call to Oregon Landlords

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The crisis has already set in motion delays on eviction proceedings for at least a few weeks. Depending on how long this crisis goes on, the government may take further action. If we as a group can show that we're being proactive and doing our best to help during this challenging time, the sense of urgency may wane, especially if the extreme measures being taken have the desired impact of slowing or stopping the spread of the virus so our lives can get back to our new normal.

It is our sincere hope that legislators understand that while some landlords have reserves, and can muddle through without rent from their tenants for a time, many private landlords are in the same boat as their tenants – working full time paycheck-to-paycheck, and out of work because of the virus.

Mass evictions help no one, and other ideas are being floated throughout the state and our nation to find solutions for this very temporary problem. Please do what you can, and we'll do our best to keep you updated as the situation develops.

Sincerely,

Sage Coleman, ORHA President

Jim Straub, ORHA Legislative Director

ORHA Board of Directors



NEED FORMS?

Oregon Rental Housing Forms are just a click away!

- 1 www.oregonrentalhousing.com
- 2 Click (top right): "Click to Get ORHA Forms Online"
- 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
- 4 Choose a form
- 5 Click on the form
- 6 Input your information
- 7 Click "Generate PDF"
- 8 Click "Check Out" – This will direct you to PayPal
- 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

Helpful Resources on the Coronavirus:

Oregon Coronavirus Information & Resources -

<https://govstatus.egov.com/or-covid-19>

Governor's Coronavirus Economic Advisory Council -

www.oregon.gov/gov/policy/Pages/jobs.aspx

CDC's Information on COVID-19 -

www.cdc.gov/

World Health Organization on COVID-19

www.who.int/health-topics/coronavirus

Oregon Health Authority COVID-19 -

<https://govstatus.egov.com/OR-OHA-COVID-19>

Guides for Schools & Childcare Programs -

<https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/index.html>

How to Prepare -

<https://www.cdc.gov/coronavirus/2019-ncov/prepare/index.html>

Oregon Department of Education -

<https://www.oregon.gov/ode/students-and-family/healthsafety/Pages/COVID19.aspx>

Welcome New and Returning ROA Members!

Marshall Rice & Josh Stevens

Your ROA Board of Directors

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Join Us

Ever wonder what goes on at ROA Board meetings? Have any suggestions to share? Interested in joining? Bring your thoughts and/or ideas. Or just listen in and see what we're all about.

The ROA Board of Directors meets every first Tuesday of the month at 880 California Ave. in North Bend from noon to 1:00pm. Meetings are always open to the public.

Consider joining the board and have a voice in your local Rental Owners Association. Everyone wins when we put our ideas together to achieve a shared goal.



roa-swo.com

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