

This information is current as of March 20, 2020. The situation is changing quickly.
Please check back to this space frequently for updated information.

Important updates on evictions (FEDs) in Multnomah County

As you know, the COVID-19 outbreak is causing many changes in Oregon. Because it's currently not safe for people to gather together in large groups, many businesses have closed. The courts are also closing down for most non-emergency operations. Multnomah County has passed a temporary, emergency law to protect people's housing while the outbreak is present. There are three important parts to the emergency law:

1. No eviction (FED) hearings will happen in Multnomah County between now and the end of April. If you have court papers saying that you need to come to court for an eviction, **do not go to court**. All eviction hearings have been **postponed until at least April 30**. You will get more information in the mail from the court when your hearing has been rescheduled. **This applies to all evictions, whether they are based on nonpayment of rent or something else**. Check your mail regularly for information on when your eviction hearing has been rescheduled for.
2. If the court has **already issued a judgment of eviction against you**, *and* the eviction was based on **nonpayment of rent** (not something else) the Multnomah County Sheriff will not enforce any eviction judgments that have not yet been carried out. If your eviction was based on **nonpayment of rent**, and you got court papers in the mail or posted on your door saying that you have to move out or the sheriff will physically remove you, **you do not have to leave if you have nowhere else to go**.
3. To prevent people from losing their housing during this emergency, Multnomah County has passed a temporary ban on evictions (FEDs) based on nonpayment of rent or nonpayment of fees, utilities, or service charges that a tenant pays to a landlord. This ban on evictions applies **only** to renters **in Multnomah County** who can document (prove in writing) that they **cannot pay their rent/ utilities/ fees because they have lost wages due to the current outbreak**. Please read the following information carefully so that you can preserve your housing during these emergency circumstances.

HOW TO POSTPONE YOUR RENT PAYMENT

- If your household has experienced a loss of income because of the COVID-19 emergency, **and you can document that the loss of income is related to the COVID-19 emergency**, you are allowed to **postpone** your rent payments and/ or payment of utilities or fees that you pay to your landlord while the emergency is in place.
- You will need to pay the landlord **all of the rent/ fees/ utilities that built up** during the emergency **within six months** from the date that Multnomah County declares that the emergency is over. We don't know yet when that date will be.
- Your landlord cannot charge you any late fees for rent/ fees/ utilities that you don't pay during the emergency period, **if you tell your landlord in writing that you cannot pay because of COVID-19**.
- Your landlord cannot file for eviction based on nonpayment during the emergency period, **if you tell your landlord in writing that you cannot pay because of COVID-19**.

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- In order to postpone your payments of rent/ utilities/ fees, you need to **tell your landlord in writing that you have a loss of income due to COVID-19.**
- You need to tell your landlord **in writing** that you will not be able to pay your rent/ utilities/ fees on or before the *first of the month* (or the date that the rent/ utility/ fee is due, if your rental agreement says that the rent is due on another date). **Keep a copy of your written request to postpone your rent payment.**
- You need to have documentation to show that your loss of income is related to the COVID-19 outbreak. **You must include this documentation with the letter to your landlord about being unable to pay due to your loss of income due to COVID-19.** Possible types of documentation include:
 - Written notice from your employer that you have been laid off or terminated
 - Documents from clients or customers stating that they are reducing or canceling orders, appointments, or other forms of income because of COVID-19
 - Documents showing that you have applied for unemployment
 - Written documentation from your child's school or daycare saying that the school is closed
 - Written notice from your employer that you are not allowed to come into work because you or a family member has been exposed to COVID-19 or has symptoms of COVID-19
 - Written documentation from your health care provider saying that you should not go to work because of issues relating to COVID-19
 - Written documentation from a health care provider saying that you or a family member have symptoms related to COVID-19
- **You cannot postpone payment of rent/ utilities/ fees unless you tell your landlord in writing that you cannot pay your rent because of income loss related to COVID-19.**
- Once the emergency is over, you will have **six months** to pay back the postponed rent/ utilities/ fees.

Your request and documentation must be given to your landlord on or before the date that your rent/ utility/ fee is due (usually the first of the month.) This is different from the date that your rent is late.

If you are going to be unable to pay April's rent/ utilities/fees, you need to give your landlord written notice before April 1 for most rental agreements.

More information about Multnomah County's temporary emergency law is available at [this website](#). The [full text of the emergency law is here](#). A list of [frequently asked questions is available here](#).

See below for a sample request to postpone payment.

Date: _____ (must be on or before the date rent/ utility/fee is **due**, not the date that it is late)

Your name and address:

Dear _____ (landlord's name or company name):

I am writing to let you know that I have experienced a substantial loss of income resulting from the COVID-19 pandemic. I am not able to pay my rent/ utilities/ fees (circle all that apply) for this month because of my loss of income. The reason for my loss of income is:

- Laid off from work at _____ (name of employer) because of COVID-19
- Terminated from work at _____ (name of employer) because of COVID-19
- Loss of appointments, contracts, or other sources of income
- Unable to go to work because of school closures
- Unable to go to work because of daycare closures
- Unable to go to work because of my illness or symptoms related to COVID-19
- Unable to go to work because of a family member's illness or symptoms related to COVID-10
- Unable to go to work because I am required to self-isolate or quarantine due to exposure to COVID-19
- Unable to go to work because my health conditions make it too dangerous for me to be exposed to COVID-19
- Unable to go to work because of transportation issues related to COVID-19
- Loss of other income relating to COVID-19 (explain below)

I have included documentation relating to my loss of income with this letter.

Multnomah County Ordinance 1282 says that you cannot charge me late fees or terminate my tenancy because I cannot pay my rent/ utilities/ fees because of income loss related to COVID-19. I understand that I will have to pay back any money that is due within six months of the end of the current emergency.

Sincerely,

_____ (your name)