

# Oregon Rental Housing NEWS

AN OREGON RENTAL HOUSING ASSOCIATION PUBLICATION

2009 • VOL. VII

## Oregon Legislative Session's Theme is Surviving Hard Times

BY: SHAWN MILLER, ORHA Lobbyist



The November election aftermath left us an Oregon Legislature controlled by one party. With the Democrats winning a strong 36-24 majority in the House of Representatives and an 18-12 majority in the Senate, Governor Ted Kulongoski is poised to be more aggressive in his agenda than prior legislative sessions.

In his State of the State address, Governor Kulongoski wasted no time in pitching new tax and fee increases, by asking Legislators to not "...use this legislative session to surrender to fear. Use it to redeem hope." Kulongoski's brand of hope is coming in the form of \$2 Billion in new taxes and fees that include a 2 cent gas tax increase, raising vehicle registration fees from \$54 to \$162, a new tax on health providers and hospitals, and raising the corporate minimum tax. The Governor will need a 3/5 majority vote in each chamber to accomplish his goals.

Oregon's economy is clearly in trouble. The forecast is expected to exceed a \$2 billion shortfall—which means the legislature must either cut state services, raise taxes or a combination of the two. Taxes are the line in the sand between Republicans and Democrats and even though Democrats have a 3/5 majority in both the House and Senate—actually getting 36 votes in the House and 18 votes in the Senate for revenue raising measures will be difficult.

Every session, the Oregon Rental Housing Association encounters many bills that will affect landlords. Aside from the landlord tenant omnibus bill which has been in negotiations since last session, bills will be introduced in 2009 regarding habitability and section 8 discrimination. The legislative committee will be examining all bills—forging positions and setting priorities. Every Friday, a bill tracking report will be sent out to the local associations and interested members. The legislative committee would appreciate any input you have on how a bill may affect you.

Obviously, the legislature will be focusing most of its time in addressing the economic recession and balancing the budget. However, there will probably be close to 4,000 bills introduced and ORHA is your watchdog in protecting your rental property and your ability to run your business.

# President's Message



Dennis Chappa  
President

The 2009 State Legislative Session began on January 12th. As landlords, we will be facing a legislature that will be more favorable to tenants than to us landlords. In order to ensure that our voices are heard, we need our membership to show up and present our positions on proposed legislation.

Our ORHA Legislative Day is Thursday, February 26. You will have the opportunity to meet one on one with your Senator and Representative, attend sessions of the House and Senate, and hear from legislators who share our concerns.

Volunteering is the life blood of our Local and State Associations. It is important that you invest time in your association. Those of us who do volunteer find that it is a great opportunity to network with fellow landlords, share ideas and knowledge. It will help you become a more professional and competent landlord.

Dennis Chappa, *ORHA President*

## From Your Legislative Director

This is a tough legislative session, given the substantial one-party control. Landlords will not win in this session: unknown is how much we will give up. The two coalitions where I represent ORHA will likely (though this can—indeed, will—change, even before this is printed) propose the following law changes: [1] a landlord giving a no-cause notice to a month-to-month tenant must give 60 days notice if the tenancy is more than a year old. [2] Most rent-up (move-in fees, processing fees, cleaning fees) and noncompliance fees will be prohibited; the statutory ones (smoke alarm, late charges, bounce check) will stay. Lease buyout fees will be limited to rent time one-and-a-half or actual damages. [3] When a tenant, living alone, dies leaving competing heirs, a landlord will be able to rely on an affidavit from one to release the property. [4] Where a tenant wants (and a landlord agrees) that a visitor can stay longer than the few days or weeks allowed in the rules, an agreement signed by all will keep that person from becoming a tenant. [5] Submetering will be made marginally easier, though the hurdle continues to be the EPA.

Don't see much there for landlords? That's politics. If we hadn't agreed to these changes, our assessment is the result would be even worse.

## RENTEGRATION

# A New Way to Get Your ORHA Rental Forms

In my office we have landlords calling with every question you can imagine. Of all of the questions we answer, one of the most frequent questions is "What forms should I be using?" Without hesitation we recommend that every property owner in Oregon should be using the ORHA forms, which are available at your local Rental Owners Association. These forms are also now on line at <http://www.rentegration.com> a new web site that not only offers all of the Landlording forms that you need, but it also helps you track which form you have used for which property and print out a complete file of all forms used at the end of the tenancy. Since you fill the forms out on line, they are printed for you nicely filled in. I have seen some of the handwriting out there – you know who you are – typed forms will make everyone's job easier. If you need rental forms and want to be able to get them any time of day or night, you should go have a look!

Happy Renting,  
Marcia Gohman, NTN – Oregon  
503-635-1118 and 888-989-1686



# ORHA Seminar Schedule

**FEBRUARY 24, 2009**

**FAIR HOUSING • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**FEBRUARY 25, 2009**

**LANDLORDING 301 • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**FEBRUARY 28, 2009**

**FAIR HOUSING • EUGENE**

Lane Co. ROA • Contact: ROA Office  
541-485-7368 • info@laneora.com

**MARCH 5, 2009**

**LANDLORDING 101 • CORVALLIS**

Linn-Benton RHA • Contact: Maren Winters  
503-364-5468 • maren@oregonrentalhousing.com

**MARCH 7, 2009**

**LANDLORDING 101 • PORTLAND**

RHAGP • Contact: RHAGP Office  
503-254-4723 • info@rhagp.org

**MARCH 12, 2009**

**LANDLORDING 101 • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**MARCH 14, 2009**

**LANDLORDING 101 • MCMINNVILLE**

Yamhill RHA • Contact: Beverly Hughes  
503-538-7572 • afgry@msn.com

**MARCH 17, 2009**

**LANDLORDING 102 • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**MARCH 19, 2009**

**LANDLORDING 103 • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**MARCH 21, 2009**

**LANDLORDING 101 • EUGENE**

Lane Co. ROA • Contact: ROA Office  
541-485-7368 • info@laneora.com

**APRIL 16, 2009**

**MANAGING CONFLICT • ALBANY**

Linn-Benton RHA • Contact: Maren Winters  
503-364-5468 • maren@oregonrentalhousing.com

**APRIL 18, 2009**

**EVICTIONS • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**APRIL 25, 2009**

**LANDLORDING 301 • MCMINNVILLE**

Yamhill RHA • Contact: Beverly Hughes  
503-538-7572 • afgry@msn.com

**MAY 2, 2009**

**EDUCATION FAIR • PORTLAND**

RHAGP • Contact: RHAGP Office  
503-254-4723 • info@rhagp.org

**MAY 2, 2009**

**LANDLORDING 301 • EUGENE**

Lane Co. ROA • Contact: ROA Office  
541-485-7368 • info@laneora.com

**MAY 9, 2009**

**COLLECTIONS • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**MAY 9, 2009**

**PARK EDUCATION • BEND**

ORHA • Contact: Maren Winters  
503-364-5468 • maren@oregonrentalhousing.com

**JUNE 16 & 18, 2009**

**LANDLORD/TENANT LAW • MEDFORD**

Southern OR ROA • Contact: Roberta Claudson  
541-842-7676 • roberta@ccountry.net

**JUNE 18, 2009**

**FAIR HOUSING • ALBANY**

Linn-Benton RHA • Contact: Maren Winters  
503-364-5468 • maren@oregonrentalhousing.com

J. Norton Cabell, ORHA's Legislative Director, developed a new three-hour workshop this fall called **Landlording 301**. The workshop will explore a few topics in more depth than is usual. Topics to be covered include occupancy standards, domestic violence, reasonable accommodations, and disparate impact. As usual, there will be plenty of time for questions. If your association would like to schedule such a workshop, call Maren at the ORHA office.

# Form 12 - Deposit Accounting



BY NORTON CABELL,  
Author, *ORHA Forms  
Manual & ORHA LTL Book*

## What this form is for

When a tenancy ends and you don't give a tenant back all of her deposits, you're supposed to tell her why. This form enables you to do that. Specifically, ORS 90.300(10) says:

In order to claim all or part of any prepaid rent or security deposit, within 31 days after the termination of the tenancy and delivery of possession the landlord shall give to the tenant a written accounting which states specifically the basis or bases of the claim. The landlord shall give a separate accounting for security deposits and for prepaid rent.

This form helps you comply with this requirement.

## When this form is used

You use this form after the tenancy ends. The law says you must furnish the accounting within 31 days after "termination of the tenancy and delivery of possession." Termination of the tenancy happens when a termination notice—a thirty-day or 72-hour, for example—runs out. Delivery of possession occurs when the tenant gives you the keys, or calls and says she's out, or you know (maybe you've inspected) she's out, or the sheriff leads her to the sidewalk. So it's 31 days after the latter of these events.

While the law doesn't say the tenant has to receive the form within 31 days, it makes sense generally not to wait until the end. If nothing else, you don't want a judge reaching for a calendar and starting to count; he just might get it wrong. So, while the law says within 31 days, I encourage you to return it as soon as practicable. On the other hand, don't be in such a rush to send the form that you overlook costs. Remember, for example, if you've got abandoned goods (see *Abandoned*

**OLD 12**

**FINAL ACCOUNTING**

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ UNIT: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

According to the law, from a "security deposit", an Owner/Agent may claim the amount of the security deposit in the performance of the rental agreement including but not limited to unpaid rent, and the amount of the security deposit (tenancy and surrender of the premises) an accounting which states specifically the basis of the claim. The following accounting is provided for you:

ITEMIZED DEPOSITS	
Subtotal Deposits:	\$ _____

ITEMIZED DEDUCTIONS	
Keys not returned:	\$ _____
Unpaid utilities/services:	\$ _____
Unpaid rent from ___/___/___ to ___/___/___:	\$ _____
Cleaning:	\$ _____
Unpaid fees/charges:	\$ _____
Damages:	\$ _____
Other:	\$ _____
Less applicable fees:	\$ _____
Subtotal Deductions:	\$ _____
Balance Due Tenant (Net of Deposits and Deductions):	\$ _____

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**DEPOSIT ACCOUNTING**

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

According to the law, from a "security deposit", an Owner/Agent may claim the amount of the security deposit in the performance of the rental agreement including but not limited to unpaid rent, and the amount of the security deposit (tenancy and surrender of the premises) an accounting which states specifically the basis of the claim. The following accounting is provided for you:

ITEMIZED DEPOSITS		RENT
Subtotal Deposits:	\$ _____	Complete this section if you have a rent deposit.

ITEMIZED DEDUCTIONS		RENT
Keys not returned:	\$ _____	Deposit on last month's rent:
Unpaid utilities/services:	\$ _____	Prepaid rent:
Unpaid rent from ___/___/___ to ___/___/___:	\$ _____	Unpaid rent from ___/___/___ to ___/___/___:
Cleaning:	\$ _____	Balance of Rent:
Unpaid fees/charges:	\$ _____	\$ _____
Damages:	\$ _____	\$ _____
Other:	\$ _____	\$ _____
Less applicable fees:	\$ _____	\$ _____
Subtotal Deductions:	\$ _____	\$ _____
Balance Due Tenant (Net of Deposits and Deductions):	\$ _____	\$ _____

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**Note from the author:**  
We changed the name of this form from "Final Accounting" to "Deposit Accounting." That's because it isn't always final, which is explained below. Since that can be confusing to tenants (and landlords), we changed the name.

Oregon Rental Housing Association

*Property*, Form #25), you have to let some notice time run before you can dispose of the stuff. Dump fees (even mileage to the dump and your time behind the wheel) are costs that can go on this form. Especially when there's been a lot of damage, you may not know all of your costs within the 31 days. In that case, either (1) use estimates, or (2) put down

Continued on page 5

## Form 12 - Deposit Accounting ... continued from page 4.

the costs you do know assuming they exceed the deposit. In the unlikely event there are unknown costs and still those costs don't exceed the amount of the deposit so you have to consider how much to return along with the accounting, estimate high. You can always give more money back later.

Often, uncollected rent eats up the deposit quickly. Go ahead and send this accounting then, writing preliminary or more to follow in big letters across the form. That way, you've complied with the deposit accounting rule promptly. For what the tenant owes beyond that, there's no magic thirty-one

day clock. That points out one of the weaknesses of this form: Titling it "Final" when it may not be that.

If you are returning all of the last month's rent deposit or you didn't collect any and you're returning all of the deposits, you needn't use the form. Just send the check.

You need to give an accounting to your ex-tenant *anytime* you dip into her deposit. Sometimes a landlord will deduct uncollected late charges, for example, from a deposit and then ask the tenant to replenish the deposit. The act of deducting triggers the requirement to send an accounting. This form isn't designed for that purpose (and it's not a practice I advocate). Simply write a letter, stating you've deducted the following amount from the deposit for the following purposes and that the balance of the deposit remaining is whatever it is.

You are required to give the accounting letter to your tenant. If you can hand it over, that's fine. Otherwise, you have to mail it. Send it to the best address you have: that's any forwarding address you've been given or know of, or any post office box you know she uses, or the property address for forwarding if you haven't any better address. If the tenant is getting a refund along with the accounting, simply enclose the check with the form.

If the form comes back in the mail as undeliverable, don't even open it up. Just stick it in that tenant's file; the envelope with a postmark is your proof that you complied with the law.

### How the form is filled in

This form has a lot of figures on it. Be sure they add (and, where appropriate, subtract) properly. When completing a form full of numbers like this, it's wise to put a zero or draw a line in spaces rather than leaving them blank. Please refer to your forms and manuals handbook for line-by-line instructions.

### Penalties

If you miss the deadline of 31 days, the most common violation of this section of law, you can be required to pay the ex-tenant twice the deposit. Or if you withhold in bad faith—which generally means making up numbers that aren't even approximately right—you can be penalized twice the amount withheld.

### The Lesson

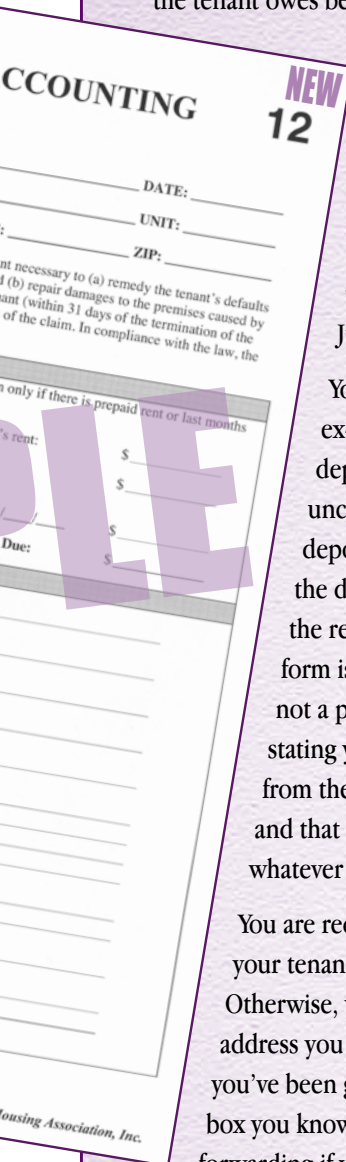
If you ever have to go through returning deposits, whether for cleaning or for prepaid rent, while simultaneously billing the tenant for other costs, for sure then you will change your practice to charging only a security deposit at the beginning of the tenancy. Or you could learn from the mistakes of others and start doing that now.

### Older editions

The current edition is "Rev. 1/07." The "9/99" edition omitted lines next to the "Unpaid fees" line. The "9/97" edition is laid out differently, but still works. Editions dated prior to 1997 don't comply with current law.

*\* Actually, it's even more complicated. If you have unearned last month's rent deposit, you have to refund that even if you have expenses not covered by the general security deposit or other restricted deposits. Not so, I believe, with pre-paid rent. I believe you can offset against prepaid rent you owe to your tenant other amounts your tenant owes you, such as for damage or cleaning.*

*\* Others believe in an annual calculation for odd days rent. That means multiplying your rent by 12, then dividing the result by 365 to get an annualized daily rent figure. They'd use that figure times 15 days, regardless of the month. Another method is to use a "bankers' month:" every month is assumed to have 30 days. Any calculation method is legal as long as you use it consistently.*



## SMOKE-FREE RENTALS

# What Oregon Renters Want Residents Happy About No-Smoking Rules

The vast majority of Oregon renters want to live in a smokefree environment. A recent study by Campbell DeLong Resources Inc found that 70% of renters throughout the state said they would choose a smokefree rental, "other things being equal" (75% of Portland-Vancouver renters said the same thing in 2006). As many as 40% of Oregon renters would even be willing to pay a little more rent to live in a smokefree community.

Whether or not the landlord has a no-smoking rule, 81% of Oregon renters do not allow smoking anywhere inside their home. Though most Oregon families have adopted smokefree rules for themselves, only 21% of Oregon renters said their landlord forbids smoking inside the units. Translation: many are still exposed to secondhand smoke from a neighbor.

Landlords concerned about upsetting renters who smoke should take note: Three fourths of renters who smoke do not allow smoking in their home without restrictions and 38% say they would choose a smokefree unit. With the last of Oregon workplaces banning smoking as of January 1, 2009, smokers are simply used to stepping outside.

*Continued on page 7*

**SMOKE-FREE AGREEMENT 27**

Resident(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Unit: \_\_\_\_\_  
Owner/Agent: \_\_\_\_\_ Oregon Zip: \_\_\_\_\_

**AGREEMENT**

This agreement is made between the Owner/Agent and the Resident identified above.

- 1) Purpose of this Agreement: Both parties benefit from a smoke-free environment. The Owner/Agent expects to see lower maintenance and cleaning costs and a reduced likelihood of fire. The resident expects to be exposed to less smoke, including secondhand smoke.
- 2) Definitions: "Smoking" means inhaling, exhaling, breathing, carrying, or disposing of any lighted cigar, cigarette, or other tobacco or similar substance.
- 3) Agreement: Resident agrees not to allow smoking in the resident's dwelling unit or, except as provided in Section 8 below, anywhere on the premises. Except as provided in Section 8 below, Owner/Agent agrees to prohibit smoking in the common areas, including the grounds.
- 4) Resident duties: Resident will tell household members and visitors of this no smoking policy. Resident will enforce this policy in the Resident's residence and on household members and visitors residing with Resident's residence. Resident will report to Owner/Agent in writing any incident of smoke migrating into Resident's residence or any observed violation of the no smoking policy.
- 5) Owner/Agent's duties: Owner/Agent will post no-smoking signs around the premises so that residents, guests, and visitors will be warned that smoking is prohibited on the premises.
- 6) No warranty: Owner/Agent does not warrant that smoking is prohibited on the premises so that smoke. Owner/Agent does not warrant that air quality in the dwelling unit will be higher than in any other rental property. Owner/Agent is not a guarantor of Resident's health.
- 7) Material breach: A violation of this agreement by the Resident is a material violation of the rental agreement and constitutes cause for termination under ORS 90.392.
- 8) Areas where smoking is allowed: \_\_\_\_\_
- 9) Other: \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Resident \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Signature \_\_\_\_\_

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## Smokefree Rentals ... continued from page 6.

Most landlords are well aware that adopting no-smoking rules for their properties saves money in cleaning and maintenance and provides a safer place to live. Many rental properties in Oregon have already adopted no-smoking rules and many more are following suit. Landlords, rest assured that a no-smoking rule will provide you with the largest potential pool of tenants, those who desire a smokefree home.

“ORHA has made it very easy for landlords to change their rules with forms, signs and other information, with a new form available through local associations,” said Norton Cabell, ORHA’s Legislative Director. Signs and a flier can be downloaded from <http://www.rhagp.org/smokefree.asp>, the website of Rental Housing Association of Greater Portland. Cabell added, “We are proud of our involvement in this movement because it provides a terrific benefit to both landlords and tenants.”

Guardian Management LLC led the state and even the country in adopting a comprehensive no-smoking rule January 2008. Their policy prohibits smoking inside apartment units and common areas, such as entryways, parking areas, patios and balconies, as well as within 25’ of any building on the properties. The rule covers 6500 units in Oregon.

Almost a year after the rule was adopted, a resident survey of Guardian’s low-income properties showed that nearly 75% of residents are happy or very happy with the no-smoking rule. Even among smokers, 30% felt the same way.

The icing on the cake is that, as a result of the no-smoking rule, more smokers are cutting back on their habit; with 43% reported smoking less tobacco since the policy’s implementation. Nearly half of respondents who smoke reported trying to quit smoking since Guardian enacted the policy with 2/3 of those citing the no-smoking rule as a part of, or the main reason, for the quit attempt.

“We adopted the no-smoking policy because it made business sense to us and we wanted to provide a safe and healthy place for residents to live.” says Jim Wiard, Vice President of Property Management for Guardian. “We are obviously thrilled to see how wholeheartedly our residents, even smokers, have embraced this positive change and that it is motivating smokers to quit. One of our managers quit smoking seven months ago as a result of the new rule and said it is the best thing she’s ever done.”

The statewide renter survey, a random-digital phone survey of 300 renters throughout Oregon was conducted in July 2008 by Campbell DeLong Resources, Inc, for the Tobacco Prevention and Education Program, Oregon Public Health Division. Find the full report, *Smoking Practices, Policies, & Preferences in Oregon Rental Housing 2008* at <http://www.oregon.gov/DHS/ph/tobacco/>.

The Guardian tenant survey, of their Section 8 and Section 42-subsidized residents, is part of an ongoing evaluation of the management company’s experience following implementation of their no-smoking rule. It is being conducted by Program Design and Evaluation Services, Oregon Public Health Division in collaboration with Guardian. The survey’s extremely high 82% response rate indicates high representation of low-income residents.

County health department programs are supporting and assisting local landlords as they adopt no-smoking rules. Find out whom to contact in your county at <http://www.oregon.gov/DHS/ph/tobacco/programs.shtml>.

*Diane Laughter of Health In Sight LLC for the Oregon Smokefree Housing Project, funded by the Tobacco Prevention and Education Program, Oregon Public Health Division*



# Oregon Calendar

## Meeting Dates for Local Associations

### CENTRAL OREGON ROA

Fourth Tuesday  
Contact: Becky Ozrelic  
(541) 388-8989  
beckyo@beckyo.com

### CLATSOP CO. ROA

First Monday Quarterly  
Contact: Carla Sowins  
(503) 861-1717  
sowin@pacifier.com

### DOUGLAS CO. ROA

Fourth Tuesday  
Contact: Virginia Rice  
(541) 672-1725  
vrice@internetcds.com

### KLAMATH RHA

Second Wednesday  
Contact: Donna Volpe  
(541) 885-6050  
ddvvdv22@yahoo.com

### LANE CO. ROA

Fourth Thursday  
Contact: ROA Office  
(541) 485-7368  
info@laneroa.com

### LINN-BENTON RHA

Third Thursday  
Contact: Althea Madison  
(541) 754-6851  
althea@peak.org

### MID-COLUMBIA ROA

Third Tuesday  
Contact: Lori Stiles  
(541) 296-8203  
loristiles@charter.net

### ROA of NORTHEAST OR

Second Thursday  
Contact: Leslie Hasse  
(541) 963-2544  
leslieh@uci.net

### RENTAL HOUSING ASSOCIATION of GREATER PORTLAND

Third Wednesday  
Contact: RHAGP Office  
(503) 254-4723  
info@rhagp.org

### SALEM RHA

Second Thursday  
Contact: Sibylle Beck  
(503) 370-4020  
sib@nu-teksupply.com

### SOUTHERN OREGON ROA

Fourth Tuesday  
Contact: Roberta Claudson  
(541) 842-7676  
roberta@ccountry.net

### SOUTHWESTERN OREGON ROA

Last Thursday  
Contact: Julene Gerami  
(541) 290-7673  
prestigeproperty@verizon.net

### TREASURE VALLEY ROA

Fourth Tuesday  
Contact: Beth McDaniel  
(541) 889-5600

### UMATILLA CO. ROA

Second Tuesday  
Contact: Richard Hampton  
(541) 278-0519  
lorrich@wtechlink.us

### YAMHILL RHA

Second Tuesday  
Contact: Beverly Hughes  
(503) 538-7572  
afgry@msn.com

### DIRECT MEMBERSHIPS

Only if a local association is not available in your area.  
Contact: Maren Winters  
(503) 364-5468  
maren@oregonrentalhousing.com

## 2008-2009 Officers



Dennis Chappa  
President



Herb Neelund  
Vice President



Sibylle Beck  
Treasurer



Roberta Claudson  
Secretary



Virginia Rice  
Past President

### ORHA STAFF



Maren Winters  
Administrator



Shawn Miller  
Lobbyist

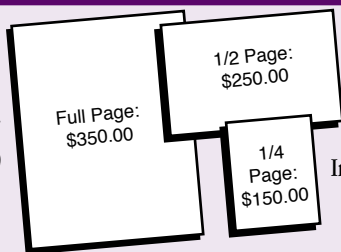


Norton Cabell  
Legislative Director

### ORHA BOARD MEETING

~ March 28, 2009 • Salem ~

## ORHA Advertising Rates



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Maren at: (503) 364-5468  
or [maren@oregonrentalhousing.com](mailto:maren@oregonrentalhousing.com)

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AT  
[www.oregonrentalhousing.com](http://www.oregonrentalhousing.com)

### FROM THE EDITOR:

The articles in this newsletter are intended to inform the membership and are not intended to convey legal, accounting or other advice. The articles are the opinions of the authors and are not necessarily the official positions and/or the views of Oregon Rental Housing Association. The editor and ORHA assumes no liability for loss or damage as a result of reliance on the material provided in this Newsletter. Appropriate legal, accounting or other expert assistance should be sought from competent professionals.



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# One Person Can Make All the Difference

When it comes to making law in this state each of us can make a difference. Many aren't aware that approximately 4,000 bills are introduced in each legislative session. Naturally the legislators cannot know all they need to on each issue to vote. They rely on their constituents to guide them. If a bill is introduced on an issue near and dear to you (such as landlord/tenant law) and you participate in the system by attending Oregon Rental Housing Association's Legislative Day on February 26th, the legislator will know how to vote when the time comes. That happens because as his/her constituent, you, visit the legislator and deliver position papers on bills that ORHA is working on your behalf. When you



At the Capitol • Room 50 (Basement)

February 26, 2009 • 8:30 am to 3:00 pm

Cost: \$24.95 per person

arrive at the capitol you will be informed on the various issues and the positions that ORHA is advocating. When you deliver the position paper to your legislator you may change the way they were intending to vote by giving them the information they need to do so. Sometimes a legislator will go to his bill file on an issue and there is nothing in it. When that

happens the legislator simply votes however he/she happens to feel. If the constituents don't speak the legislator doesn't know how they feel! Let's make sure they have plenty in their files regarding issues that affect our industry. Showing up at Legislative Day is educational and fun! Come be part of the process, have a good time and make a difference!

*Seating is limited. You must pre-register with ORHA before February 20th.*

- Registration/Orientation   ■ Review Legislation that Affects ORHA Members
- Guest Legislators Speak on Rental Owners' Issues   ■ Housing Panel   ■ House Floor Session
- Senate Floor Session   ■ Continental Breakfast & Lunch Provided
- Hearings   ■ Personal Appointments Made with Your Representative and Senator

## REGISTRATION FORM

Clip and



Name(s): \_\_\_\_\_

Association: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

*We will make an appointment with the legislators for your district, please give us their names or district numbers.*

Senator: \_\_\_\_\_ District #: \_\_\_\_\_

Representative: \_\_\_\_\_ District #: \_\_\_\_\_

\$ \_\_\_\_\_ Enclosed for \_\_\_\_\_ Registration(s) at \$24.95 each

\$ \_\_\_\_\_ YES! Please send me a \$5.00 parking pass for Legislative Day!

\$ \_\_\_\_\_ **Total Enclosed**

*Questions?* Call Maren at (503) 364-5468

**Please Return with check to the ORHA office:**  
1462 Commercial St. NE  
Salem, Oregon 97301