

## Rights and Responsibilities of Tenants and Landlords

The Gresham City Council believes everyone has the **right** to healthy and safe housing. Council passed the Rights and Responsibilities of Tenants and Landlords in 2020. Both landlord and tenant must acknowledge their rights and responsibilities and sign during lease application.

**The Landlord** has the **responsibility** to their tenants to maintain rental units in a habitable condition. This is accomplished by ensuring rental units are livable, safe, and healthy for the tenant and following applicable City and state codes.

I understand \_\_\_\_\_ (landlord initials)

**The Tenant** has the **responsibility** of using the rental unit in an appropriate manner and alerting the landlord to health or safety issues in a timely manner. This includes allowing timely access to the unit to make inspections and any necessary repairs to comply with applicable City and state codes. I understand \_\_\_\_\_ (tenant initials)

### Landlord-Tenant Laws

#### Laws protect the condition and maintenance of the rental property

Before renting, landlords and renters may want to become familiar with the state and local laws. Both state and local laws protect renters and landlords in Gresham. These laws are designed to prevent deterioration of the quality of the rental property and to promote the health and safety of tenants in the home.

One of Oregon’s most significant laws regulating rental properties is the Residential Landlord and Tenant Act (ORS 90.100-90.875). More information: Oregon State Bar at [osbar.org/public/legalinfo/landlordtenant.html](http://osbar.org/public/legalinfo/landlordtenant.html)

Gresham also has specific property maintenance requirements in the Gresham Revised Code Articles 9.55 (Residential Rentals) and 10.30 (Property Maintenance Code). More information: [GreshamOregon.gov/Gresham-Revised-Code/](http://GreshamOregon.gov/Gresham-Revised-Code/)

#### Retaliation is against the law

Both Oregon and Gresham prohibit retaliation by a landlord. Retaliation may include increasing rent or decreasing services, serving a notice to terminate the tenancy or bringing or threatening to bring an action for possession if a tenant lodges reasonable complaints with the landlord or City about the rental unit, testifies against the landlord in court or otherwise attempts to assert their legal rights as a tenant. More information: Oregon Revised Statute 90.385 at [osbar.org/public/legalinfo/1247\\_RightsDutiesLandlords.htm](http://osbar.org/public/legalinfo/1247_RightsDutiesLandlords.htm)

In addition to Oregon law, Gresham has City code addressing retaliatory conduct by a landlord. Landlords that retaliate may be issued a fine or penalty. The City may also revoke or suspend a landlord’s residential rental license. More information: Chapter 9 of the Gresham Revised Code at [GreshamOregon.gov/Gresham-Revised-Code/](http://GreshamOregon.gov/Gresham-Revised-Code/)

#### No-cause evictions and rent increases

The Oregon Legislature passed Oregon Senate Bill 608 in 2019, restricting no-cause evictions and rent increases. More information: Oregon State Bar, [osbar.org/public/legalinfo/landlordtenant.html](http://osbar.org/public/legalinfo/landlordtenant.html)

**If you have legal questions, contact an attorney. If you need assistance in finding an attorney to help you, contact the Oregon State Bar’s Lawyer Referral Service at 503-684-3763 or Multnomah County Legal Aid at 503-224-4086.**

By signing below, both the tenant(s) and the property owner or designee acknowledge that they have reviewed and understand the information contained in the above form.

Tenant Name \_\_\_\_\_ Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Name \_\_\_\_\_ Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner or Designee Name & Signature \_\_\_\_\_ Date \_\_\_\_\_

Rental Property Address \_\_\_\_\_

*NOTE: This form does not need to be returned to the City unless requested. Please just keep it on file.*

## Resources

### City of Gresham Services

Rental Housing Inspection Program	503-618-2248
Email: <a href="mailto:RentalInspection@GreshamOregon.gov">RentalInspection@GreshamOregon.gov</a>	
Report online at: <a href="http://GreshamOregon.gov/MyGresham">GreshamOregon.gov/MyGresham</a>	
Tenant rights: <a href="http://GreshamOregon.gov/rental-inspection-resources-for-tenants/">GreshamOregon.gov/rental-inspection-resources-for-tenants/</a>	
Landlord rights: <a href="http://GreshamOregon.gov/Rental-Inspection-Resources-for-Property-Owners-and-Managers/GreshamOregon.gov/rentalhousing/">GreshamOregon.gov/Rental-Inspection-Resources-for-Property-Owners-and-Managers/GreshamOregon.gov/rentalhousing/</a>	
Code Compliance General Nuisance Line	503-618-2463
Email: <a href="mailto:CodeCompliance@GreshamOregon.gov">CodeCompliance@GreshamOregon.gov</a>	
Report online at: <a href="http://GreshamOregon.gov/MyGresham">GreshamOregon.gov/MyGresham</a>	
Neighborhood Enforcement Team Nuisance Tip Line	503-618-2638
Email: <a href="mailto:NET@GreshamOregon.gov">NET@GreshamOregon.gov</a>	
East Metro Mediation	503-618-3247
Email: <a href="mailto:Mediate@GreshamOregon.gov">Mediate@GreshamOregon.gov</a>	
<a href="http://GreshamOregon.gov/East-Metro-Mediation/">GreshamOregon.gov/East-Metro-Mediation/</a>	
Non-Emergency Police Dispatch	503-823-3333

### Portland Metro Area Services

2-1-1 Info Service Referrals	211
<a href="http://211info.org/">211info.org/</a>	
Department of Human Services	503-491-1979
El Programa Hispano	503-669-8350
Fair Housing Council of Oregon	800-424-3247
Email: <a href="mailto:information@fhco.org">information@fhco.org</a>	
<a href="http://fhco.org/">fhco.org/</a>	
Family Court Services (free family counseling)	503-988-3189
Head Start	503-491-6111
Human Solutions	503-548-0200
Email: <a href="mailto:info@humansolutions.org">info@humansolutions.org</a>	
<a href="http://humansolutions.org/">humansolutions.org/</a>	
Multifamily NW	503-213-1281
<a href="http://multifamilynw.org/">multifamilynw.org/</a>	
Multnomah County Animal Control	503-988-7387
Multnomah County Crisis Line	503-988-4888
Multnomah County Health, Appointments/Info	503-988-3333
Multnomah County Legal Aid	503-224-4086
Multnomah County Healthy Housing Program	503-988-4247
Email: <a href="mailto:HealthyHomes@multco.us">HealthyHomes@multco.us</a>	
<a href="http://mhealthinspect.org/">mhealthinspect.org/</a>	
Oregon Law Center (Portland)	503-295-2760
Oregon State Bar Lawyer Referral Service	503-684-3763
Portland Women's Crisis Line	503-235-5333
Rental Housing Alliance Oregon	503-254-4723
Email: <a href="mailto:info@rhaoregon.org">info@rhaoregon.org</a>	
<a href="http://rhaoregon.org/">rhaoregon.org/</a>	
Salvation Army	503-661-8972
Senior Helpline	503-988-3646
SnowCap Community Charities	503-674-8785
Women, Infants, & Children (WIC)	503-988-3503

### Online Resources

Oregon Law (ORS Chapter 90: Oregon landlord/tenant law) [oregonlaws.org/ors/chapter/90](http://oregonlaws.org/ors/chapter/90)