


Grace Hill Training Tip: Spotlight on Sexual Harassment in Housing

Page 4



Caught Between a Rock and a Hard Place — But RHA Oregon Can Help

Page 3

RH

RENTAL HOUSING JOURNAL

INSIGHT FOR RENTAL HOUSING PROFESSIONALS

rentalhousingjournal.com • Rental Housing Journal, LLC

VALLEY

EUGENE • SALEM • ALBANY • CORVALLIS

Published in association with Multifamily NW and Rental Housing Association of Oregon



# 4 Things to Check in Chimney Inspection

KEEPE

A chimney inspection, including cleaning and inspecting your chimney flue, should be done regularly to prevent chimney fires.

Even if tenants don't regularly use the fireplace, it's best to have a chimney sweep check at least once a year to avoid preventable damage.

Annual chimney maintenance removes flammable creosote, the major cause of chimney fires, and identifies other performance problems.

Creosote is a natural byproduct of burning wood. As fireplaces get used, the more likely it is that your fireplace venting can become impaired. In addition to being a fire hazard, creosote build-up can also lead to harmful smoke coming inside the building.

Even if you don't burn much, these inspections will ensure that your

See "Chimney" on Page 6

# Landmark OR Rent Control Bill Signed into Law by Governor

By JOHN R. TRIPLETT

Governor Kate Brown has signed a landmark first-in-the-nation rent-control bill, SB 608, which she said provides protections for renters related to no-cause evictions and rent increases.

"This legislation will provide some immediate relief to Oregonians struggling to keep up with rising rents and a tight rental market," the Governor said in a release.

"But it does not work alone. It will take much more to ensure that every Oregonian, in communities large and small, has access to housing choices that allow them and their families to thrive," Brown said in the release.

The Governor's 2019-21 budget includes \$400 million in new investments aimed at ending homelessness for Oregon's children, providing permanent supportive housing for the chronically homeless, housing Oregon's veterans, and accelerating the growth of housing supply by tripling the existing pipeline of

affordable housing by 2023, according to the release.

Brown has made affordable housing a priority but cautioned the bill could lead to "a lot of headaches" if not paired with a \$20 million funding package, according to reports. The funding package included in Brown's proposed budget, for instance, would pay for technical assistance in the form of a help line and legal aid for landlords and renters, according to the Statesman-Journal.

Democrats released a statement saying the legislation will "protect renters from rent-gouging and no-cause evictions."

Senate Bill 608 "creates a fairer system that will provide predictability and stability to renters throughout the state, while not discouraging new construction," the statement reads.

Rep. Mark Meek (D-Oregon City), a Realtor and property manager, carried the legislation on the floor.

He told the story of his own experiences

as a child dealing with housing instability.

"I have lived both sides of this issue," Meek said in the release. "I've experienced homelessness and extreme hunger. I remember couch-surfing throughout the Los Angeles area with my mother after being evicted from our apartment. We'd sleep in a motel when we could afford them, and when we couldn't, we'd sleep in our car."

"My story is one example of what displacement looks like. Displacement is devastating. It stifles a child's ability to be successful. It is no small miracle that I am standing here before this esteemed body today," Meek said in the release.

Senate Bill 608 establishes a statewide limit on rent increases, keeping them to no more than 7 percent plus the consumer price index during a 12-month period.

It also bans no-cause evictions following the first 12 months of occupancy.

Passage of SB 608 erodes private See 'Landmark' on Page 7

# Lying About an Emotional Support Animal in Utah Could Become a Misdemeanor



RENTAL HOUSING JOURNAL

Utah lawmakers are close to passing legislation penalizing renters for lying about owning emotional-support animals.

The lawmakers say the legislation is for the benefit of both landlords and people with legitimate disabilities, but disability groups say the legislation could be intimidating to people who legitimately need an emotional-support animal in their residence.

The Utah House has passed the bill to make it a misdemeanor to falsely claim to a landlord that a tenant has an emotional-support animal; it has received favorable recommendation in the Utah Senate.

The bill, HB43, was proposed by Rep. Jim Dunnigan, R-Taylorsville, and makes a clear distinction between service

animals and emotional-support animals.

According to Dunnigan, there is no penalty under the current law for a tenant falsely claiming to a landlord that he or she has an emotional-support animal, and this bill changes that.

"It's becoming a problem, I've heard a lot from service-animal owners that the people with emotional-support animals are kind of damaging their brand, because more and more people are saying, 'I qualify for an emotional-support animal, you need to rent housing to me,' when they do not," Dunnigan told KSL.com.

The bill's primary function would be to impose criminal penalties on people who seek housing and lie about having a medical need for an emotional-

See 'Lying' on Page 7

PRSRT STD  
US Postage  
PAID  
ALBANY, OR  
PERMIT NO. 188

Rental Housing Journal, LLC  
4500 S. Lakeshore Drive, Suite 300  
Tempe, Arizona 85282

Published In Conjunction With:

RH

RENTAL HOUSING JOURNAL

METRO

RH

RENTAL HOUSING JOURNAL

ON-SITE

RH

RENTAL HOUSING JOURNAL

ARIZONA

RH

RENTAL HOUSING JOURNAL

UTAH

RH

RENTAL HOUSING JOURNAL

COLORADO

The Oregonian/OregonLive Editorial Board offered several thoughtful suggestions regarding Oregon's move toward statewide rent control ("Restrained rent control bill offers a temporary salve," Feb. 17). We hope lawmakers in Salem are listening.

Whether  
renting or  
buying, we at  
Multifamily NW  
— the largest

rental provider organization in Oregon — agree that the biggest reason homes are largely unaffordable is lack of supply. We need more from the legislature to address this issue. House Speaker Tina Kotek’s multifamily zoning bill is a good start, but it’s not nearly enough. To lower housing costs, policy makers statewide need to put more attention into increasing supply.

We also appreciate that The Oregonian called out the novel, untested nature of the rent-control method proposed in Senate Bill 608. No other state has implemented statewide rent control. And no other state has enacted a 7 percent increase plus inflation — as measured by the consumer price index. If state lawmakers choose to enact an approach that has never been implemented or tested anywhere else in the nation, it is crucial that the state also measure the impact and report back regularly to determine if investment in rental construction decreases. At Multifamily, we will track the effects of this policy on our membership.

The state should also monitor the impact of limiting notices to terminate tenancies — sometimes called “no-cause notices.” SB 608 allows termination of a lease for no cause in the first 12 months, but not after. “End-of-tenancy” notices help rental providers create

safe rental properties by ensuring people who are harassing other residents can be removed, even if their actions don't rise to the level of a for-cause eviction. It's actually a form of tenant protection that serves our most vulnerable populations. So let's also monitor the impact of limiting this tool.

In addition, if this truly is going to be a different kind of rent control in Oregon, it's crucial that lawmakers commit to the 7 percent cap and ensure there is no ratcheting down. As Speaker Kotek has noted, this is a fragile compromise. Both sides are unhappy. And both sides will be working in the future to get more of what they want. How can we ensure that 7 percent doesn't become 5 percent in the future, or lower? We would like to see lawmakers offer assurances to investors that Oregon is still a smart, predictable place to invest in the rental market. This will support efforts to increase supply.

Finally, Speaker Kotek has noted that this is one of four bills she plans to introduce to address housing problems in Oregon. One of those four may be a housing subsidy program, but the details have not yet emerged. We encourage lawmakers to look at programs like LIVE Denver, a low-income voucher equity program that is a public-private partnership with employers, foundations and the city.

Rent control is coming to Oregon. So, Oregon lawmakers need to offer the direction and resources necessary to measure the short-term and long-term impacts of this approach and show Oregonians that rent control offers all of the touted benefits, without the drawbacks.

*Deborah Imse is the executive director of MultiFamily NW, which represents individuals, families and businesses that provide more than 250,000 rental homes throughout Oregon.*

# Senate Bill 608: Proceed with Caution

The recently enacted Senate Bill 608 drastically amends ORS 90.427 (the termination statute), ORS 90.323 (the rent-increase statute), and other statutes, thereby fundamentally changing your rights as a landlord.

While it would be impossible to touch on every legal issue presented by the Senate Bill 608's statutory amendments, there are a couple that deserve your immediate attention.

First, Senate Bill 608 will effectively eliminate the ability to serve no-cause notices after the first year of occupancy, unless the landlord has a “qualifying” reason (as detailed in the bill), or the landlord occupies the premises with his/her/their tenant. Even worse, service of a no-cause notice without qualifying for any of the exceptions will (a) trigger statutory penalties, including the payment of three months’ rent to the tenant, and (b) provide the tenant a defense to any eviction action filed pursuant to that no-cause notice.

Looking deeper into Senate Bill 608, you'll see that it applies to "[t]erminations of month-to-month tenancies occurring on or after the 30th day after the effective date of this 2019 act." As of this writing, it's unclear when that 30th day will be. Therefore, it may be presently difficult (if not impossible) to determine whether your no-cause notice will trigger the new damages provision imposed by Senate Bill 608.

Senate Bill 608 also will cap rent increases during any 12-month period at seven percent plus the

*See 'SB 605' on Page 3*

Another reason to call  
Luther Burbank...***turn times.***

## Multifamily and Commercial Real Estate Lending



**Rich Marcus**  
Income Property Loan Officer  
971.204.0300  
rmarcus@lbsavings.com

We built our reputation by being a reliable funding source. Now with an expedited loan process, we can facilitate your transaction faster. In-depth market expertise and reliable, personalized service add to the value we bring to your next purchase or refinance:

- Hybrid and adjustable rate programs
- Flexible loan structure and pricing
- Zero loan fee option
- Loan amounts up to \$15,000,000

**Call Rich today to discuss how he can help you achieve your goals.**



Luther Burbank®

## Savings

You're **worth** more here.®

[lutherburbanksavings.com](http://lutherburbanksavings.com)





RENTAL HOUSING  
OREGON  
ALLIANCE  
— EST. 1927 —

info@rhaoregon.com  
www.rhaoregon.org

# Caught Between a Rock and a Hard Place – But RHA Oregon is Here to Provide Help

— Kenneth Schriver  
RHA Oregon President

# SB 608 Changes Your Rights as a Landlord

*Bradley Kraus is an associate at Warren Allen and is a member of the firm's landlord/tenant practice. A graduate of the University of Minnesota, he attended law school and graduated cum laude from Lewis and Clark Law School. Along with landlord/tenant law, Mr. Kraus assists clients in various litigation, probate, and family law matters.*



**RHI** RENTAL HOUSING JOURNAL  
INSIGHT FOR RENTAL HOUSING PROFESSIONALS

NAME		
ADDRESS		
CITY	STATE	ZIP
E-MAIL ADDRESS		

☐ OWNER      ☐ INVESTOR      ☐ PROPERTY MANAGER      ☐ VENDOR      ☐ OTHER

\*Print subscriptions \$25/year \$15 each additional market \$8 each additional market

**I would like:** ☐ PRINT ☐ E-MAIL

**Editions:** ☐ ARIZONA ☐ COLORADO ☐ PORTLAND, OR  
☐ SALEM/EUGENE, OR ☐ SEATTLE/TACOMA ☐ UTAH

☐ VISA    ☐ MASTER CARD

CARD NUMBER	EXP.	CVV
NAME ON CARD		
BILLING ADDRESS		

Rental Housing Journal  
4500 S. Lakeshore Drive, Suite 300  
Tempe, AZ 85282



**RHI** RENTAL HOUSING JOURNAL  
INSIGHT FOR RENTAL HOUSING PROFESSIONALS

# VALLEY

(480) 454-2728 - main  
(480) 720-4386 - ad sale

The statements and representations made in advertising and news articles contained in this publication are those of the advertisers and authors and as such do not necessarily reflect the views or opinions of Rental Housing Journal, LLC. The inclusion of advertising in this publication does not, in any way, comport an endorsement of or support for the products or services offered. To request a reprint or reprint rights, contact Rental Housing Journal, LLC at the address above.

© 2019, Rental Housing Journal, LLC. All rights reserved.

# Spotlight on Sexual Harassment in Housing

BY ELLEN CLARK

The two primary types of sexual harassment are quid pro quo sexual harassment and hostile environment sexual harassment.

While harassment of any kind is illegal, the topic of sexual harassment warrants special consideration. Every year, thousands of people face unwelcome comments and requests for sexual favors from landlords, property managers, maintenance workers, and security guards.

The Department of Housing and Urban Development (HUD) and the Department of Justice (DOJ) recognize two types of sexual harassment: quid pro quo sexual harassment and hostile environment sexual harassment.

Quid pro quo sexual harassment is an unwelcome request or demand to engage in conduct where the submission is either explicitly or implicitly made a condition related to the terms, conditions, or privileges of the sale or rental. An unwelcome request or demand may constitute quid pro quo harassment even if the person agrees to the unwelcome request or demand.

A property manager telling a prospective resident that she'll waive the pet fee if he goes on a date with her is an example of quid pro quo sexual harassment.

Hostile environment sexual harassment is unwelcome conduct that is sufficiently severe or pervasive enough to interfere with the use or enjoyment of the apartment home or other facilities.

Determining a hostile environment depends on many



factors, including nature, severity, frequency, duration, context, and location of the conduct. An example of hostile environment sexual harassment would be a leasing consultant making frequent comments about a resident's body while she is at the swimming pool to the point where his behavior makes her stop visiting the swimming pool.

Considering the attention sexual harassment has gotten lately, you may be feeling nervous or confused about what is and isn't appropriate.

Here are some tips:

- Take a moment to think about how others may perceive actions you consider friendly.
- In general, do not initiate hugs or kisses with customers and coworkers. Even if you are just an affectionate person and don't mean anything by it, it could make people uncomfortable, and they may be too polite to tell you so. You can still be friendly—try a big smile and a positive greeting instead.
- In general, avoid commenting on how customers and coworkers look, like telling a customer she looks great in her jeans or telling a co-worker he's "looking hot." What may seem like a harmless compliment to you could be unwanted attention

for that person.

- If you see harassing behavior happening, don't play along and don't ignore it. The person doing the harassing may think your silence or nervous laughter means that you are OK with the behavior. If you don't feel safe speaking up, at least report the behavior to your supervisor or the HR department.
- If you are a supervisor, immediately investigate and respond to any complaints of harassment.

The increased spotlight on sexual harassment is not going away. HUD is serious about investigating complaints of sexual harassment, and owners and operators of rental housing communities are paying the price.

Make sure your employees are aware of the laws, but more importantly make sure they are trained in what is appropriate, respectful behavior that should be shown at all times.

*Ellen Clark is the Director of Assessment at Grace Hill. Her work has spanned the entire learner life-cycle, from elementary school through professional education. She spent over 10 years working with K12 Inc.'s network of online charter schools – measuring learning, developing learning improvement plans using evidence-based strategies, and conducting learning studies. Later, at Kaplan Inc., she worked in the vocational education and job training divisions. Ellen lives and works in Maryland, where she was born and raised. For nearly two decades, Grace Hill has been developing best-in-class online training courseware and administration solely for the Property Management Industry, designed to help people, teams and companies improve performance and reduce risk. Contact Grace Hill at 866.472.2344 to hear more.*



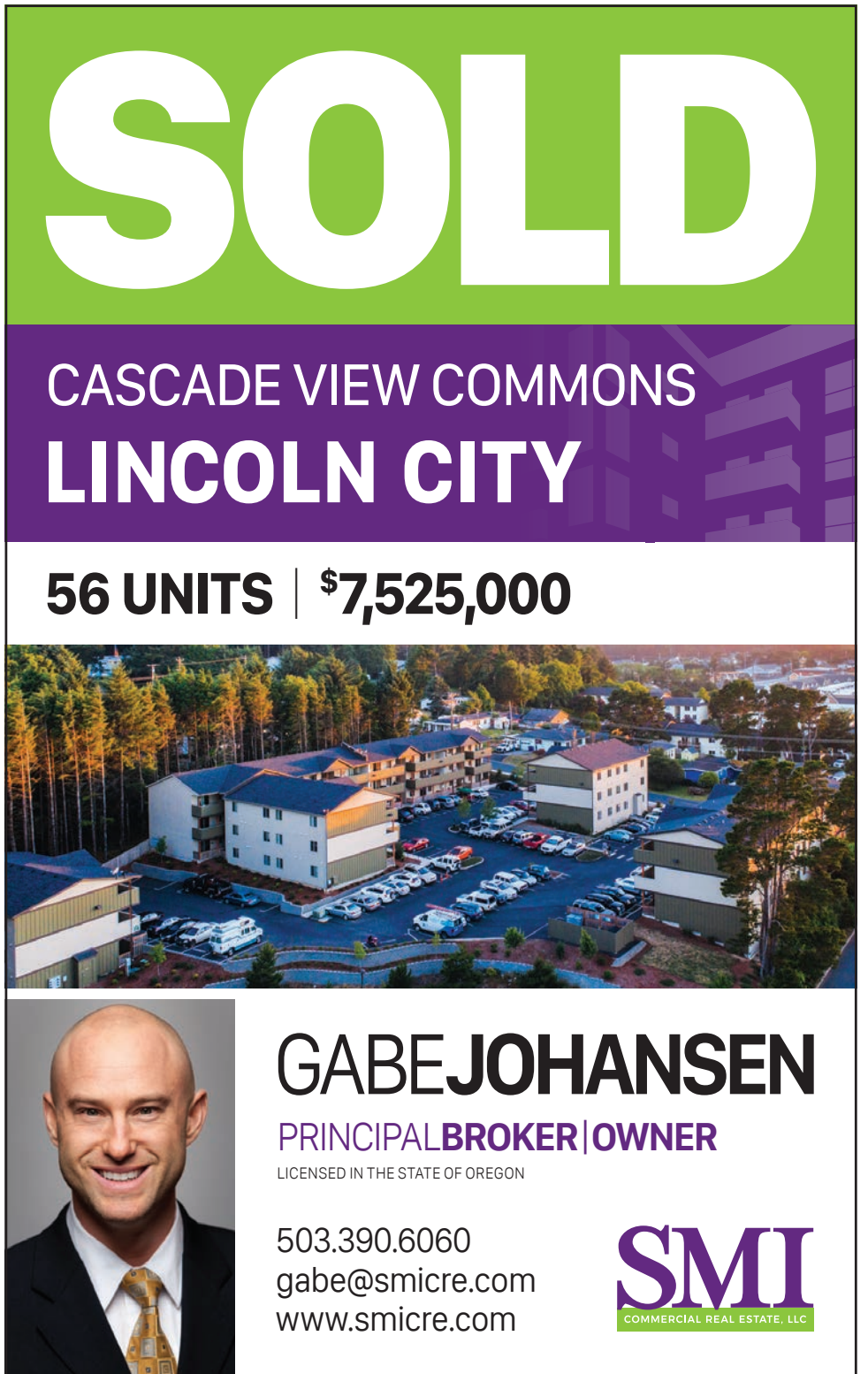
# SMALL CHANGES, BIG ENERGY SAVINGS

It's easy to reduce your energy costs when Energy Trust of Oregon provides and installs free energy-saving products at your multifamily property including **LED bulbs, showerheads and shower wands, faucet aerators and advanced power strips.**



Schedule your free energy-efficiency upgrades at your multifamily property today. Call **1.877.510.2130** or visit **[www.energytrust.org/freeupgrades](http://www.energytrust.org/freeupgrades)**.

Serving customers of Portland General Electric, Pacific Power,  
NW Natural, Cascade Natural Gas and Avista.



# The Association Promoting Quality Rental Housing

*M085 OR Termination Without Stated Cause  
- Owner Occupied Property with Two or Less  
Dwellings (For Terminations Issued After First Year  
of Occupancy)*

Form M085 OR Copyright © 2019 Multnomah NW. NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION. Run on 2/25/2019.

*The Multifamily NW Forms Collection is available immediately and electronically at [www.RentalFormsCenter.com](http://www.RentalFormsCenter.com), via electronic subscription software through [www.tenanttech.com](http://www.tenanttech.com) & by mail or pick-up of printed triplicate forms at [www.multifamilynw.org](http://www.multifamilynw.org).*



With rental housing regulations changing all the time, it can be difficult to know when your business practice might violate a new law. Multifamily NW is here to help!

## JOIN TODAY

Want to make a difference at the State Capitol? Support the Multifamily NW Defense Fund that funds our Advocacy efforts.

Date	Course	Time
MARCH 7	UNIT INSPECTIONS AND TURNOVER TECHNIQUES - SALEM)	12:00 PM - 4:00 PM
MARCH 8	IT'S THE LAW: WINNING COURT STRATEGIES	12:00 PM - 1:00 PM
MARCH 11	LANDLORD/TENANT PART I	1:00 PM - 5:00 PM
MARCH 12	CAM: RISK MANAGEMENT	8:00 AM - 1:00 PM
MARCH 13	HR ISSUES: CREATIVE PTO OPTIONS	12:00 PM - 1:00 PM
MARCH 15	CONFESSIONS OF A MILLENNIAL MIND: EXPOSING GENERATIONAL DYNAMIC	10:00 AM - 12:00 PM
MARCH 20	SENATE BILL 608 UPDATE LUNCHEON	12:00 PM - 1:00 PM
MARCH 21	LANDLORD/TENANT LAW PART 1 - EUGENE	11:30 AM - 4:00 PM
MARCH 25	ADVANCED LANDLORD TENANT LAW	1:00 PM - 4:00 PM
MARCH 27	MANAGEMENT AGREEMENTS, THE LEGAL AND PRACTICAL	10:00 AM - 11:00 AM
MARCH 28	UNIT INSPECTIONS AND TURNOVER TECHNIQUES	10:00 AM - 1:30 PM
APRIL 3	LANDLORD STUDY HALL: WAIVER: WHAT IT IS AND HOW TO PREVENT IT	6:30 PM - 8:00 PM
APRIL 8	LANDLORD/TENANT PART II	1:00 PM - 5:00 PM

# Chimney Inspection Should be Done Regularly on Rentals

*Continued from Page 1*  
chimney is safe to use.

## 1. CHECK THE CHIMNEY CAPS

Chimney caps protect your fireplace from rain, animals and debris. These caps can also protect your roof and reduce fire risk by trapping embers and sparks. If you don't have a cap, or notice that it is loose or needs to be replaced, be sure it gets done during a chimney sweep with a maintenance professional.

## 2. SCHEDULE FOLLOW-UP INSPECTIONS

Every tenant and building has different burning habits. If the chimney is used often at your property, be sure to schedule more than one yearly inspection. Chimneys can be checked and cleaned at any time of the year.

## 3. ENCOURAGE RESPONSIBLE USE

Tenants should only burn dry, cured wood. Other treated wood releases chemicals into your building, compromising your air quality. For a safe fire, build it slowly, only adding more wood as the heat decreases. Educate tenants on proper fireplace use to avoid safety issues.

## 4. BOOST EFFICIENCY

When the fireplace is not being used, make sure tenants close their dampers to prevent heat loss. Replace any poorly sealing dampers during your chimney inspection and cleaning appointment.

*Keepe is an on-demand maintenance solution for property managers and independent landlords. The company makes a network of hundreds of independent contractors and handymen available for maintenance projects at rental properties. Learn more about Keepe at <https://www.keepe.com>.*

IMN

Information Management Network

Use the code 'RHJ10 for 10% off!

The 3rd Annual  
**MIDDLE-MARKET  
MULTIFAMILY FORUM  
(WEST)**  
A Forum for Small & Mid-Sized  
Apartment Owners and  
Developers

May  
14 -15, 2019  
Santa Monica,  
CA

A Forum for Small & Mid-Sized Apartment Owners & Developers

Silver Sponsors

appfolio

Property Manager

HUNT

HUNT MORTGAGE GROUP

JAMESCAPITAL

ADVISORS

Juniper Square

LIMA ONE

CAPITAL  
The Nation's Premier Lender for  
Real Estate Investors

ROC

CAPITAL

Bronze Sponsors

5arch

ADT

ASCENT

MULTIFAMILYACCOUNTING

iBorrow

IMS

LendingOne

Real Estate Investor Loans...Simplified

NADEL

ARCHITECTURE • PLANNING

RCLCO

REAL ESTATE ADVISORS

READY CAPITAL.

Rently

KEYLESS

RIVER OAK RISK

Return on Risk

the multifamily group.

WALKER & DUNLOP

Exhibitor

CABINETRY 1 INC.

Association Supporters

AAGLA

ASSOCIATION OF GREATER LOS ANGELES AREA GOLF AND LAWN ARCHITECTS

Apartment Association

OF ORANGE COUNTY

Visit us at: [www.imn.org/multifamilywest](http://www.imn.org/multifamilywest)

6

RENTAL HOUSING JOURNAL VALLEY • MARCH 2019

# Landmark Rent Control Bill Signed into Law

*Continued from Page 1*  
property rights and fixes nothing.

Oregon House Republicans released a statement saying, “It is evident supply is necessary to alleviate the affordable housing shortage.

“Passage of this bill also raises a more serious question: If a property owner can’t decide who lives in their apartments and houses, who really owns the property? Certainly, it is no longer the one who pays the property taxes.

“Moreover, the bill doesn’t address the real problem: the supply of affordable housing. The super-majority party contends the legislation will rein in rising rents caused by a housing crisis.

“But over and over, rent control in cities across the country has demonstrated otherwise. The answer to the housing crisis is not rent control, the answer is increasing the available number of houses and apartments. SB 608 neither encourages the building of new housing supply, nor does it provide real incentives to maintain existing rental property.

“Investment dollars that would have provided more housing will now go elsewhere. The Democrats’ unwillingness to seriously consider common-sense amendments will damage the mom-and-pop property owners, many of whom have invested their retirement dollars into the rental market.

“The consequences of this legislation will ripple far beyond the urban areas to Oregon’s small communities, where the housing shortage is just as real as in urban areas. It is also an assault on private property rights, effectively removing property owners’ ability to do what they wish with their own assets.

“This bill is just one of many aimed to

further regulate Oregonians, while doing little to solve the problems it purports to fix. The virtual elimination of single-family zoning ensconced in HB 2001 and the explicit promise in HB 2020 of a new ‘economic system’ for households, businesses and workers demonstrate the true intentions of Oregon’s ruling party,” the Republicans’ statement said.

## WARNINGS OF NEGATIVE CONSEQUENCES OF SB 608

“There is no doubt that housing affordability is a crisis in Oregon. However, SB 608 will worsen the imbalance between housing supply and demand by allowing for rent control across the state,” said Doug Bibby, President of the National Multifamily Housing Council, in a release.

“While the intent of rent-control laws is to assist lower-income populations, history has shown that rent control exacerbates shortages, makes it harder for apartment owners to make upgrades and disproportionately benefits higher-income households.

“That is why Oregon and a majority of other states have laws in place that explicitly prohibit local municipalities from implementing rent-control laws. Reversing course is counterproductive and will not solve the crisis.

“Oregon lawmakers should focus on holistic solutions that encourage more housing supply, facilitate public-private partnerships to tackle many of the existing barriers, and increase direct assistance to renters,” Bibby said in the release.

The “regrettable action by the Oregon State House of Representatives on [passing] SB 608 will lead to unintended, but pre-eminently predictable negative consequences for housing affordability

in the state,” said Robert Pinnegar, CAE, President and CEO of the National Apartment Association, in a release.

“Rather than focusing on the onerous regulatory environment that constricts the diversity of housing needed to meet the surging demand for rental housing, Oregon’s public officials chose to slide backward by enacting a failed policy that has historically proven to hurt residents and housing supply alike.

“The National Apartment Association and the National Multifamily Housing Council will continue to promote sustainable, responsible solutions that lead to more apartment construction, and oppose reckless and ill-advised policy approaches like rent control,” Pinnegar said in the release.

## OREGON DEMOCRATS PRAISE BILL

The Oregon Democrats’ release said, “Senate Bill 608 builds on years of work to address Oregon’s housing crisis, including a law passed in 2017 that prohibits rent increases in the first year of month-to-month tenancy and requires that landlords provide 90-day notice of rent increases. “

Meek added in the release, “I am a landlord and will remain one after this bill becomes law. Becoming a property manager in Oregon is a great investment, and providing fair protection to renters with Senate Bill 608 does not change that.”

The non-partisan Office of Economic

Analysis said in a memo that the regulations instituted by Senate Bill 608 will not negatively impact new housing supply.

Rep. Tiffany Mitchell (D-Astoria) spoke about the need for protections in rural communities throughout Oregon. In recent years, rents statewide have increased by 14 percent, and in towns like Talent, Oregon, one in three residents spends more than half of their income on housing.

“As someone who has spent the last year talking to countless rural Oregonian tenants about the stress they face every day from a rental market in crises, I know how critical this legislation is toward helping them find the stability they deserve,” Mitchell said in the release.

Rep. Tawna Sanchez (D-Portland) stressed how important the legislation is for protecting the most vulnerable and underserved Oregonians.

“In every corner of Oregon, individuals are facing an emergency,” Sanchez said in the release. “From women fleeing domestic violence, to working families in communities big and small trying to get by, to indigenous people who struggle to find a safe and secure home, this crisis touches all of us.

“Oregon House Democrats continue to work to ensure more Oregonians have access to an affordable, stable place to call home. This legislation is an important and significant step forward, and it is one part of a broad range of solutions needed to address this statewide crisis,” the release states.

# Lying About an Emotional Support Animal Could Become a Misdemeanor

*Continued fromPage 1*

support animal. Under current state law, people who lie about having a “service animal” can be charged with a class B misdemeanor, but no such penalty exists for “emotional-support animals.”

Ogden-based disability advocacy group Roads to Independence sees problems with the bill.

“They say that it will be used as a deterrent, but our concern is that deterrent, if you want to call it that, is intimidation,” said Roads to Independence Director Andy Curry during a public hearing before the Senate Health and Human Services Committee, according to the St. George News.

“When you do intimidation, you’re catching the whole gamut of people,” Curry said. “You’re catching the people that have the disability and you’re catching people that don’t.”

Curry suggested that there are alternatives to taking a law enforcement approach, such as awareness training for landlords.

Andrew Riggle, a public policy advocate with the Disability Law Center,

also spoke in opposition to the bill.

“As part of our fair-housing work, the DLC takes hundreds of calls and represents hundreds of clients every year facing barriers to their ability to live independently,” Riggle said, according to the newspaper.

“Clients with support animals are people with debilitating anxiety, PTSD, postpartum depression, bipolar disorder or severe depression,” he explained. “These people need their support animals so badly that many of them would be unable to live independently without (them).

“These people, real people with disabilities with real needs, face denials of their requests for accommodation every single day.”

Riggle said people making fraudulent claims about service or support animals are “exceedingly rare” in the experience of the Disability Law Center, arguing that legislation of this nature would just serve as yet another barrier to these people seeking living accommodations.

# Rentegration.com

Integrated Solutions at your fingertips

## 5 REASONS TO USE RENTTEGRATION

**1. Access** - Rentegration.com is a web based, multi-user software offering cus- tomers 24/7 access to forms generation, archives, property man- agement data- base, basic accounting, vendor ordering and other services.


**2. Rental and Lease Forms** - Unlimit- ed use of a full line of state specific rental and lease forms. All Rentegration.com forms are created by attorneys and/or local rental housing associations.

**3. Simplified Accounting** - Owners and managers can track income and ex- pense for each unit, property and compa- ny. Perfect for mid and small size property managers and indepen- dent rental own- ers, who neither have the need or budget for larger, more ex- pensive software.

**4. Management Database** - Rente- gration.com is an easy to use, database driv- en software. Most form fields are auto populated from the database. The mod- ules are all integrated and work together. For example, a customer can use the rent- roll function to identify all delinquencies, apply fees, and cre- ate eviction forms with a few simple clicks of the mouse.

**5. Value** - Large property manage- ment companies that use Rentegra- tion.com for only forms generation will save time and money over other methods. Mid and small size prop- erty managers and independent rental owners can manage their entire busi- ness at a fraction of the cost of other software and forms.

Exclusive Industry Partner of



**NTN**  
NATIONAL TENANT NETWORK

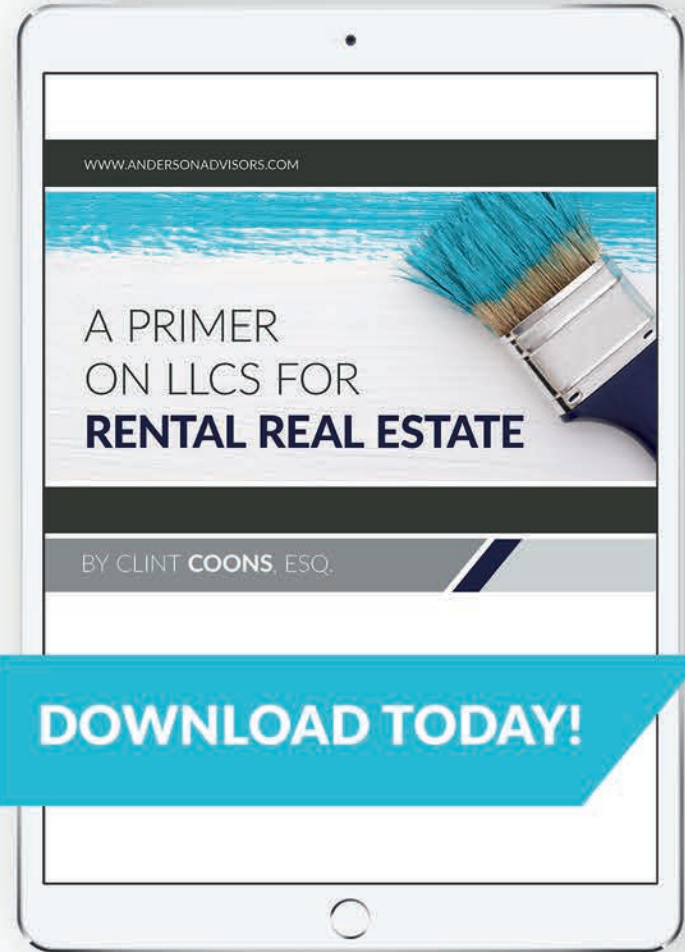
**State specific rental and lease forms available in:**  
AK, AZ, CA, CO, DC, DE, FL, GA, IL, IN, KS, KY, MA, NC, NJ, NV, NY, OH, OR, PA, TX, UT, VA, WA & WV.

rentegration.com 503.933.6437 sales@rentegration.com



# Rental House:

- ☒ *Pick up paint*
- ☒ *Order replacement window*
- ☒ *Check smoke detectors*
- ☒ *~~Hire an attorney to make sure we're not overlooking anything important in our leases~~*
- ☒ *Read Clint Coons' eBook!*



## SAVE THE LEGAL FEES AND GET EXPERT ADVICE FROM A REAL ESTATE INVESTING ATTORNEY

**This exciting new eBook** from attorney Clint Coons is packed with insights from decades of experience that will change the way you look at rental properties.

**Get insider tips** that will spare you the typical landlord headaches and make you more money year after year.

**DOWNLOAD** YOUR FREE COPY TODAY  
[WWW.ANDERSONADVISORS.COM/PRIMER](http://WWW.ANDERSONADVISORS.COM/PRIMER)