

This information is current as of March 24, 2020. Please check back frequently for updates.

Important information on evictions (FEDs) in Oregon

As you know, the COVID-19 outbreak is causing many changes in Oregon. To prevent an increase in homelessness, and because it's currently not safe for people to gather together in large groups, both Oregon's Governor and the Chief Justice of the Oregon Supreme Court have issued orders that **temporarily prevent most (but not all) evictions from moving forward**. The Governor's Order and the Chief Justice's Order apply at different stages of evictions.

The Chief Justice's Order requires that most court appearances, including evictions, be **postponed**. We don't know right now how long evictions will be postponed, but most likely until **at least May 1, 2020**, unless the Chief Justice issues a new order. Please keep checking back to this site for updated information.

The Governor's Order says sheriffs are not allowed to remove people from their homes in cases where there is already an eviction judgment in place, if the eviction was based on **nonpayment of rent** or a **termination without cause**. The Governor's Order **does not apply** to evictions based on other reasons, like a violation of a rental agreement. The Governor's Order will be in place until **at least June 20, 2020**, unless the Governor issues a new order. Please keep checking back to this site for updated information.

Different rules may apply depending on the county that you live in. For example, in Multnomah County, until the end of Multnomah County's declared State of Emergency, landlords are not allowed to start the eviction process for tenants who can't pay rent, utilities, or other charges because of the current epidemic. **We don't know right now how long the State of Emergency will last.**

Check back to this site frequently for updated information.

It is always against the law for a landlord to physically remove a tenant, to change the locks to keep a tenant out of their home, or to shut off the utilities to try to remove a tenant. Only the sheriff can use force to remove you, and even then only after a court order. The Governor's Order means that a sheriff cannot use force to remove you if your eviction was based on nonpayment or on a termination without cause.

IF YOU HAVE NOT GONE TO COURT YET ON YOUR EVICTION CASE:

- All eviction first appearances are **postponed**. If you got a court summons that says you need to go to court for an eviction **on or after March 19, 2020**, **do not go to court** until you get more information in the mail telling you when your new court appearance will be.

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- You will get more information in the mail from the court about rescheduling your trial.
- After your trial is rescheduled, **you must attend the rescheduled trial or the landlord will win automatically.**
- **If you already have a trial scheduled**, it is possible that the landlord will ask the court to order you to pay rent into court between now and the new trial date. You will get a copy of the landlord's request for an order to pay rent into court in the mail, and you have a right to ask the judge for a hearing on whether it's fair for you to pay rent into court. We don't know yet if courts will grant those requests. **You do not have to pay rent into court unless the judge orders you to do so.** If you do not have a trial scheduled, you do not have to pay rent into court.
- **If your landlord gives you a 24 hour notice of termination for violence or outrageous conduct, it's possible that the court may schedule a hearing on your case.** We don't know yet if courts will schedule these hearings, but the Chief Justice Order makes that a possibility. Your local county court will decide. If you do receive a 24 hour notice, **check your mail every day** for information from the court.

IF YOU HAVE ALREADY GONE TO COURT

AND THERE IS A JUDGMENT THAT SAYS YOU HAVE TO MOVE OUT:

- The Governor's Order says that sheriffs cannot enforce eviction judgments in cases where the eviction was about **nonpayment of rent** *or* if the eviction was based on a **notice of termination without cause**.
- If your landlord got an eviction judgment against you, either after a trial or if you did not comply with a stipulated agreement, read this section carefully:
 - If your eviction case was about **nonpayment of rent** (usually a 72 hour notice), then **the sheriff cannot evict you until the epidemic emergency is over.** The sheriff will still be able to evict you after the emergency is over, unless you come to a written agreement with your landlord or the landlord accepts your rent.
 - If your eviction case was about a **notice of termination without cause**, then **the sheriff cannot evict you until the COVID-19 emergency is over.** The sheriff will still be able to evict you after the emergency is over, unless you come to a written agreement with your landlord or the landlord accepts your rent.
 - **If your eviction case was about something else (usually a notice of termination for cause, either a 30 day notice, a 10 day notice, or a 24 hour notice), then the sheriff is still allowed to evict you.** Some counties are suspending evictions in all kinds of cases.