

# New Law in Residential Landlord-Tenant Cases: Nonpayment of Rent

HB 2001 became law on March 29, 2023. HB 2001 made changes to the eviction process and requirements for nonpayment evictions. **Use the QR Code here to read the bill.**



*Scan for HB 2001*

## Important information for landlords

The new law extends the notice period required before you can file an eviction complaint for nonpayment of rent. If you file a complaint and it is dismissed by a judge because you did not comply with the new law, **your filing fee will not be refunded.**

- Notice of termination for nonpayment of rent must give the tenant **10 or 13 days** to comply.
- **You MUST deliver a copy of the notice posted on our website with:**
  - A notice for termination for nonpayment of rent, **AND**
  - A summons seeking possession based on nonpayment.

Get a copy of the notice by scanning the QR code here.

- **The court MUST dismiss a nonpayment eviction proceeding if the court finds:**
  - You failed to deliver the notice required;
  - You caused the tenant to not tender rent (this includes failing to reasonably participate with a rental assistance program); **OR**
  - You received the rent owed under the notice of termination



*Scan for Required Notice*

If you have questions, contact an attorney. For help finding an attorney, contact the Oregon State Bar Lawyer Referral Service at 800-452-7636.

## Important information for tenants

Read the section above for a summary of what your landlord must do to comply with the new law. For information in Spanish, Korean, Russian, Vietnamese, or Chinese, go to the Judicial Department website at [www.courts.oregon.gov](http://www.courts.oregon.gov).

- You must comply with any deadlines listed in a notice of termination for nonpayment of rent, or you risk losing your housing.
- Rental assistance and support services may be available. Dial 2-1-1 or go to [www.211info.org](http://www.211info.org) or contact a local service provider.
- Low-income tenants may be able to get free or low-cost legal advice by contacting a legal aid organization. Go to [www.OregonLawHelp.org](http://www.OregonLawHelp.org) to find an office near you.

For help finding an attorney, or for more information about legal assistance programs, contact the Oregon State Bar Lawyer Referral Service at 800-452-7636.