

Oregon Landlord-Tenant Checklist (2026)

Rent Increase Rules

- Do not increase rent in the **first year of tenancy**
 - Increase rent **only once in a 12-month period**
 - Stay within the **legal cap (2026: 9.5%)**
 - Give **90 days written notice** before any increase
 - Include in notice:
 - Increase amount
 - New rent amount
 - Effective date
-

Eviction and Termination Rules

- In the first year: landlord can end tenancy with proper notice
 - After the first year: eviction must have a **valid legal reason**
 - Follow legal process for **nonpayment (ORS 90.394)**
 - For sale of property:
 - Give proper notice
 - Provide **1 month rent compensation (if required)**
-

Lease and Notice Compliance

- Provide **written notice for all changes**
- Ensure notices include clear details and dates
- Maintain records of:
 - Lease agreements
 - Rent payments
 - Notices and communication



Tenant Move-Out Rights

- Tenant can move instead of accepting rent increase
 - Accept proper tenant notice:
 - 30 days (month to month)
 - 7 days (week to week, if applicable)
-



Security Deposit Rules

- Provide **receipt for deposit**
 - Do not increase deposit in the first year
 - If increased later, allow time to pay
 - Return deposit within **31 days after move-out**
 - Provide **itemized deductions** if any
-



Fees and Charges

- Charge late fees only if written in agreement
 - Apply late fee only after allowed grace period
-



Compliance and Penalties

- Follow rent cap and notice rules strictly
- Illegal rent increase can lead to:
 - Up to **3 months rent penalty + damages**
- Do not retaliate against tenants (rent hike, eviction threats)