

Getting to the heart of the matter Tenants' Union emphasizes action

The Eugene-Springfield Tenants Union came one step closer to full organizational reality at a meeting held Tuesday evening at Harris Hall.

Winter wind and rain failed to deter some 90 persons from attending Tuesday's meeting.

Of those 90 persons, about 15 were landlords who came out of curiosity to see just what the two-month-old tenants' union is all about.

As planned by the steering committee, the meeting was called to familiarize interested persons with the city-wide tenants' union and to stimulate discussion on tenant rights legislation currently being considered by the Legislature. Art Sandler made opening remarks shortly after 7:30 p.m., and concluded them when he stressed that "We're going to get to the heart of the matter which affects tenants vitally, legislation which is now before the state Legislature."

Bob Nagler, a major force behind the tenants' union, said the union is necessary because of the severe housing shortage in the Eugene area, which has brought a "crisis in landlord-tenant relations."

Nagler said the tenants' union is primarily interested in "equalizing the relationship between land-

lords and tenants so there is more of a balance of power between those two groups."

Another steering committee member read aloud from a pamphlet on six bills under consideration in Salem, and this eventually gave rise to heated debate later on in the evening.

Rep. Mary Burrows, R-Eugene,

urged concerned individuals to participate in the legislative process by testifying at hearings on specific bills dealing with tenants rights.

Then Rep. Nancie Fadeley, D-Eugene, expressed her thoughts on the Mobile Home Tenant Act, HB-2,062, a bill she strongly supports because of un-

were upset about tenants who fail to live up to lease agreements or "slip out" without paying their rent.

One man argued that most people don't understand the position of the landlord. "You don't know what a landlord has to go through, you don't know about the tenants that leave without paying rent. There need to be better laws to protect the landlord," he said.

A representative from the Senior Citizen Lobby said she and her organization believe that low-cost housing for the elderly is desperately needed in Eugene.

After a break from the lively exchange on legislation, the meeting regained a semblance of order, and members of the steering committee were busy taking memberships from both landlords and tenants alike.

About 20 people stayed to discuss the proposed by-laws of the association. A vote was taken after discussion on each section, and all eight by-laws were passed.

Few disagreements were aired, but a few people did want to work out a clause which would allow the union to expel members who disrupt meetings. And some wanted to restrict membership only to tenants, though most seemed to oppose excluding landlords from becoming members.

Nagler said the next order of business would be to set up a hotline for tenants, and to find a suitable location for a tenants' union office.

reasonable arbitrary actions against tenants that landlords sometimes impose.

"More and more people are choosing mobile homes as a way of life, and at the same time, mobile home spaces are becoming increasingly scarce, so that you can have a situation where eviction from a space can be unpleasant. What we are doing is making a landlord-tenant bill that spells out the rights and responsibilities of both the landlord and tenant, which our landlord-tenant bills have not done in the past," she stated.

After the state representatives spoke, several comments were made by those in the audience on the nature of landlord and tenant relations.

Landlords present were generally critical of the bills, and some

By GARY SHARP
Of the Emerald



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Security...

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Glenn is also concerned about his officers' training. "We send our men to security officers training school put on by the Oregon Security Directors Association." Besides this three-week program, the Crisis Center in Eugene offers courses in crisis intervention, report writing, investigation and public relations. "We're looking forward to more training classes," Glenn added. "I think it's important for our officers to know how to handle someone who's having a mental problem."

Because he feels he knows how his officers are trained, he stands behind the officer involved in the indecent exposure incident described in Wednesday's *Emerald*. "If in his judgment there was not enough evidence to arrest the suspect, I have to accept that," Glenn stated.

Code under scrutiny...

(Continued from Page 1)

Office of Student Affairs used their personal discretion in matters of student discipline, most frequently in areas of cheating, liquor and sexual behavior. Grounds for expulsion included immorality and falsifying information concerning overnight off campus privileges.

In May, 1963, largely through the efforts of then-president Arthur Fleming, the University faculty adopted a recommendation to change University student discipline policy. By October, 1963, a committee of three students and three faculty members, heeding Fleming's wish for attaining student participation in both the making and enforcement of rules of conduct, emerged with the Student Conduct Code.

The Oregon Administrative Procedures Act states that rule-making is required as far as practicable. Certainly the University sees its right to govern student conduct as coming from this act, and has perhaps applied it loosely to justify the legality of its student discipline programs.

However, Titus thinks students may have a judicial recourse in cases involving disciplinary action. Although Steve Barnes, Student Conduct coordinator, thinks "the history of the Student Conduct Program has been one of bending over backwards to protect student rights," those who aren't satisfied with the program might turn to a state court, Titus said.

"I think that a student could insist upon a hearing that complied in every respect to a 'contested case' hearing," said Titus, meaning that a Student Court hearing falls short of allowing a student all his legal rights, and state court action might be pursued successfully.

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