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Rockin' leads to cops knockin'

By Frank Shaw
Of the Emerald

It's a problem almost every apartment dweller and dormitory resident is familiar with. At 2 a.m. on a Friday (or almost any other night of the week), just when the Sandman is ready to visit, the party next door kicks into high gear with "Rock the Casbah."

Goodbye sleep and hello headache.

Dormitory officials, apartment managers and the Eugene Police Department all offer much the same solution — go and ask the noisemakers to turn it down. Dead fish on the doorstep and hammers against the wall only serve to aggravate the problem.

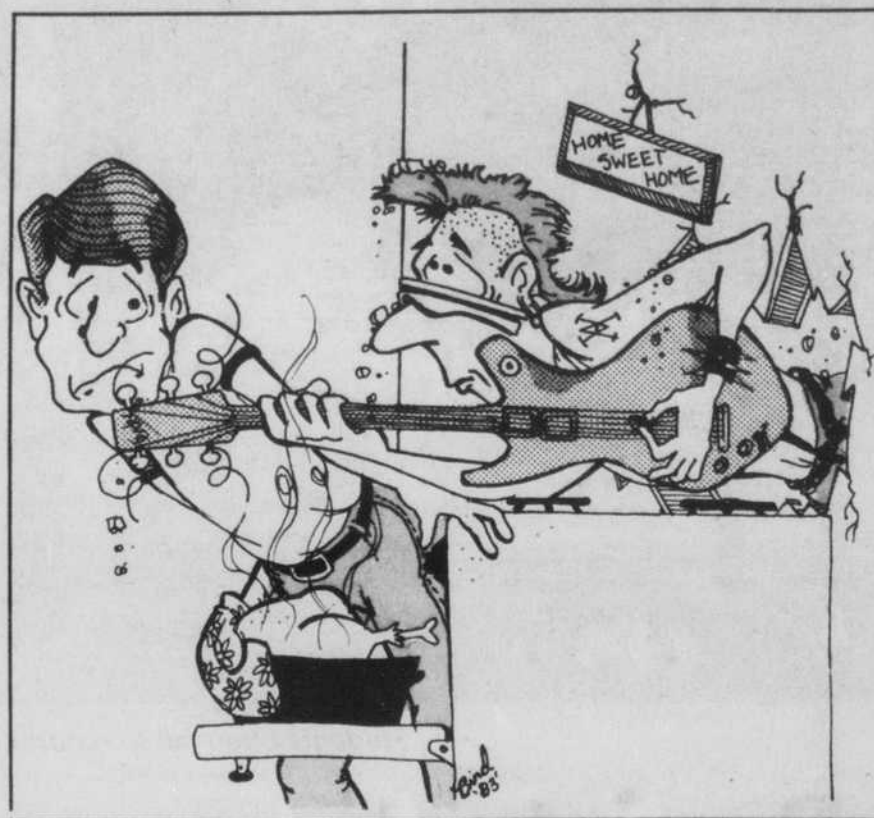
Jan Seufert, manager of the apartments at 1540 E. 15th Ave., says she recommends tenants bothered by noise should "Go tell them (to be quiet) nicely, call the police and then let us know."

When she is notified of a noise problem, her policy is to send the noisemakers a note letting them know there have been complaints. "That lets them know they're being watched," Seufert says.

If another complaint is received, the noisemakers are asked to move out. "There's always that one (tenant) who has to be at work in the morning. You have to be fair to everybody," she says.

But according to Sgt. Rick Allison of the Eugene Police Department, "We do get calls, but they're rare." The official charge is "loud and raucous noise" and Allison says most calls involve parties with a lot of alcohol or "loud, amplified music."

The department's policy is to



Graphic by Shawn Bird

respond to the call and give a warning, and on the second complaint cite the offenders, Allison says. A fine and a visit to a courtroom are next in line. Allison says most of the problems occur on Friday and Saturday nights.

Life in the residence halls isn't free from noise problems, either. According to Dick Romm, director of residence life at the University, a survey of dorm residents last year found noise to be the number one problem.

"The most obvious way to solve the problem is with direct contact," Romm says. When the party

starts getting loud, he recommends just knocking on the door and asking the party to quiet down.

If the noise continues, the resident assistant is notified, but Romm says a complaint from a person next door is usually more effective than one from an RA who might be as far as two floors away.

So when you're having an "Urgent" party at 10 decibels at a.m. on Tuesday night and you hear a knock on the door — turn it down.

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8:00 p.m.
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Rights Continued from Page 5B

nant's control or the tenant's pet threatens immediate personal injury or inflicts substantial injury upon the landlord or another tenant, intentionally inflicts substantial damage to the apartment or commits an act which is "outrageous in the extreme," the landlord can terminate tenancy on 24 hours written notice.

Many renters hesitate to take action to enforce their rights because they fear that the landlord will retaliate by eviction or some other means, but that is prohibited by law. The landlord

cannot increase rent, decrease services or evict or threaten to evict the tenant if his/her motive is to retaliate for the following reasons:

- The tenant has complained of a housing code violation.
- The tenant has complained that the premises have not been maintained according to the law.
- The tenant has complained to the landlord about the landlord's abuse of access.
- The tenant has joined or organized a tenant's union or organization.

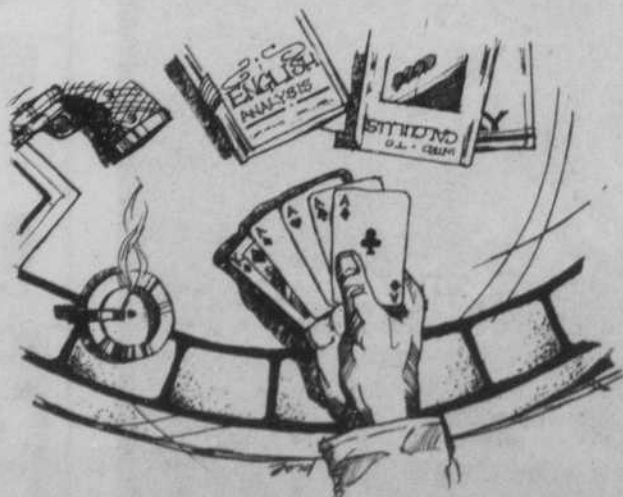
•The tenant has asserted the right to 30 days written notice before a rent increase.

•The tenant has testified against the landlord in any judicial, legislative or administrative proceeding.

If a student has any problems with a landlord or is uncertain if they have a legal claim, a renter's handbook is available through the University Off-Campus Housing Office. The guides were put out by Oregon Student Public Interest Research Group and are free of charge.

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