

Rights

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enter a rental unit without notice.

"One of the biggest problems I see is access abuse," said Brenda Woods, manager of the Rental Office in the EMU. The landlord must give a 24-hour verbal or written notice before entering, unless there is a reason for not providing notice, such as an emergency or instance where the tenant has agreed to let the landlord in without notice. A "notice" does not necessarily mean a written statement; notices may be informal conversations.

"Every instance when your landlord enters the unit must be after a 24-hour notice," Woods said. "If the landlord fails to notify you, he must pay you one month's rate."

This right also applies to backyards, which are private spaces and an extension of a tenant's rented property. If a repair person is hired, the landlord also must give the tenant a 24-hour written notice stating the names of the workers and the work that is to be done.

Hughes said the right of privacy is one of the more important issues to students, but she is hesitant to proclaim it as "supremely paramount."

"(Students) need to be familiar with everything, but this is pretty important because they can endanger their own legal rights," Hughes said.

While the Oregon Landlord and Tenant Act protects tenants, it also standardizes some of the penalties landlords can levy upon tenants, something Hughes also believes students should know. For month-to-month renters who are more than seven days late in paying rent, the landlord can give a 72-hour notice to pay or move. Week-to-week renters can receive the notice if the rent is more than four days late.

Woods said careful students should be sure to document the apartment's state when they move in to aid their defense if it comes to refuting a landlord's denial of a deposit return.

Students or tenants who think they have been wronged or have had their rights violated can in most cases sue for damages. ASUO Legal Services offers help and counsel to students who need it.

"If something seems wrong or illegal, it probably is," Woods said.

Steven Neuman is a freelance reporter for the Oregon Daily Emerald.



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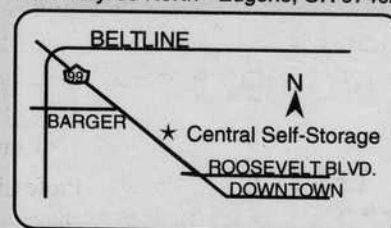


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