

Deposit

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security deposit up front, they can still be charged for cleaning and damages. If the room's condition is outside of wear and tear and normal cleaning, there could be a charge, according to Deanna Miller and Sheri Donahoe of University Housing.

Before they move out, students should remove all trash, dishes and concrete blocks. Charitable organizations will have bins in the hall lobbies and common areas where students can leave their unwanted items.

Mutual responsibilities

Tenants who have month-to-month rental agreements should give the landlord a written 30-day notice for when they plan to move. Leasing tenants whose contracts are

near expiration should inform the manager in writing about 30 days before their expected move dates. Students need to give their landlord a forwarding address as well.

Once a tenant has moved out, the landlord must return either the full deposit or a written statement for the amount withheld. The Oregon Landlord and Tenant Act states that if the landlord fails to return a statement within 31 days, the tenant can receive up to twice the security deposit. For more information, students can go to the ASUO Legal Services office in Suite 334 of the EMU.

Whether or not the full deposit is returned, the treatment of property is still important.

"Be careful and respectful, whether it's in a residence hall or an apartment," Miller said. "Those records will follow you. Lots of places ask for rental references."

Bethany Larson is a freelance reporter for the Emerald.

Rights

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to be done.

If a landlord enters the property without following these rules, a tenant can sue and ask for damages caused by the entry or one month's rent, whichever is more.

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.

"They should be sure to take pictures or make written descriptions that take note of the condition of the walls, the windows, the carpet, the linoleum, the counters, and every mark or burn or scrape on them," she said.

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.

For the complete text of the Landlord and Tenant Act, visit <http://www.leg.state.or.us/ors/090.html>.

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

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