

# PACKIN' IT UP

It's more than a one-man job:  
Professional movers can be hired, or friends  
and family can be enlisted for the task

By T.A. Akimoff • Freelance Reporter

Moving takes careful planning, organization and commitment. It also requires the acquisition of boxes, old newspapers, bubble wrap and packing tape.

Some people throw moving parties where they invite their friends to help with the task, and others rely on parents to get them packed and to the next place. Some hire moving companies to pack their belongings, transport them and unpack them at their destination, and others rent a truck and do it themselves.

"I have my own truck, and I'm a big guy, so people usually feel comfortable asking me to help them move," freshman Joe Renfro said. "The only things I remember breaking or dropping are big items that three of us could not really lift. We also scratched a few walls in our time."

Other problems with having friends stand in for professional movers are costs for things such as food, drink and gas.

"On occasion people offer to compensate me for

my gas because my truck is a gas hog," Renfro said.

For seniors Megan Tighe and Katie Knappenberger, moving is always a group effort.

"We usually commission friends or boyfriends to help us move," Knappenberger said. "Our main motivation for moving helpers is beer."

For Tighe and Knappenberger, moving is a problem that needs a creative solution.

"We rented a Ford Excursion one time and we were able to fit all our stuff in it," Tighe said.

If money is no object, a moving service may be the easiest option. Many moving services offer to send out a representative who will catalogue belongings and the distance of the move.

"We can take everything from where it sits on a shelf, pack it, move it to your new location, unwrap it, and place it back on that shelf," Eugene Moving & Storage employee Robert Hixson said.

Some of the advantages of a full-service mover

Turn to **PACKIN'**, page 14B

## RENTING

continued from page 5B

tenants are responsible for the late fee.

Note what the termination of lease fee is. While renters don't usually plan on breaking the lease, unexpected events can arise that might require payment of the fee.

Miani advises students not to rush into leases.

"The market is pretty good right now, and I think students can be a lot choosier about what rental situation they are getting into," she said.

### 2. Don't move in until you have written a list of damages

A common problem when renters move is that the new place is not clean. Miani said to call the landlord immediately and inform him or her of the condition of the apartment.

"Break a deal and see if you can get money off next month's rent," she said.

If the landlord agrees, write a letter thanking him or her for the agreement, and keep a copy for yourself. The letter serves as evidence that the agreement took place. If the landlord refuses to make an agreement, renters can break the lease and refuse to move in.

Once a renter moves in, the landlord will ask them to write a list of damages or provide check sheets to fill out. Renters should thoroughly fill out the form and make a copy for themselves. Miani said many tenants don't discover all the damages right away.

"If you notice anything else after moving in, send a letter to the landlord even if it doesn't bother you," she said.

If the renter doesn't see the damages right away, the landlord probably didn't either, and he or she could charge the renter for those damages when the lease is terminated.

Miani said a frequent

misconception is that renters think if they paid a cleaning deposit fee at the beginning of their lease that they do not have to clean up when they leave. Landlords will use the cleaning deposit first and then dip into the security deposit to cover cleaning costs. Hourly rates of cleaning can be \$15 to \$20 an hour, according to Timothy Breen, a property manager for Jennings and Co. Property Management Inc.

Miani recommends taking pictures of walls and floors after terminating a lease.

"Sometimes landlords do overreach and claim they spent 16 hours cleaning," she said. "If you have pictures, it helps your argument."

### 3. Communication is key

"Communication with your landlord is a big deal, and most people don't do it," Breen said.

By maintaining a good relationship with the landlord, he or she might be more willing to help renters out. For instance, if a renter is unable to pay rent one month, Breen said the best thing to do is call the landlord.

"Most of them are nice and will work it out within reason," Breen said.

However, if the renter fails to pay rent and doesn't communicate with the landlord, after seven days, the landlord can serve the tenant with a 72-hour notice under the Oregon Residential Landlord and Tenant Act. The notice gives the tenant three days to either pay the rent or vacate the premises. If neither happens, the landlord can then file the claim in court.

Breen said the most common problem he encounters with his clients is when tenants don't give a 30-day written notice of termination.

"In the summer, we have a two-week period where around 300 or 400 students move out," Breen said.

By writing a letter to the landlord, the renters ensures they won't pay for extra days. Even if the renter's lease will expire, a written notice is needed. The letter should indicate where the keys will be left and remind the landlord of broken items mentioned in the checklist at the beginning of the lease.

Most importantly, tenants should provide their forwarding address to receive their security deposit back. Under the Oregon Residential Landlord and Tenant Act, the landlord is required to return the security deposit or a letter stating why the deposit is not returned within 31 days of the termination of the lease. If the landlord fails to do so, he or she has to pay up to twice the amount owed to the former tenant, the law states.

"We get a lot of calls on day 32," Breen said.

He added that getting the money back is a very common problem, especially with multiple roommates. If roommates want the security deposit split, Breen said they must write a letter with all the names and forwarding addresses provided.

Communication goes both ways in a tenant-landlord relationship. The Oregon Residential Landlord and Tenant Act states: "Rent may not be increased without a 30-day written notice thereof in the case of a month-to-month tenancy or a seven-day written notice thereof in the case of a week-to-week tenancy." The law also states that landlords must also give a 24-hour written notice to the tenant before entering the dwelling.

"So many of your rights depend on giving written notices," Miani said. "Landlords know that writing a letter is getting legal gears in motion and take it more seriously."

Emily LoVerde is a freelance reporter for the Emerald.

## VON KLEIN PROPERTY MANAGEMENT, LLC

## CAMPUS RENTALS

Largest Selection - Personal Service



Summer Rates  
Fall Reservations



Campus Chateau  
1668 Ferry

Selma Apartments  
361 E. 14th

Campus Twins  
735 E. 14th

944-946 E. 19th  
1340 Mill

Ferry Street Quads  
1728 Ferry

1365 Ferry

Fir Crest  
630 E. 14<sup>TH</sup>

531 E. 14th

Holly Court  
1930 Onyx

1881-1891 High

315-365 E. 19th

Lake Crest  
1390 Mill

1911 Kincaid

354 E. 14th

Maple Arms  
1345 Ferry

1550-1556 Mill St.

Patterson Manor  
611 E. 11<sup>TH</sup>

1647 Mill

1085 Patterson

FOR THESE LISTINGS,  
CALL 485-7776

Alderwood Manor  
1884-1860 Alder  
686-0743

Garden Terrace  
1893 Garden Ave.  
302-5713

Blackstone Manor  
1750 Alder  
687-0684

Hideaway  
710 E. 15th Alley  
715 E. 16th  
683-9546

Campus Plaza  
750 E. 18<sup>TH</sup>  
485-7208

Talisman  
888 E. 18<sup>TH</sup>  
485-7208

College Side  
737 E. 16<sup>TH</sup>  
683-9546

University Manor  
745 E. 15<sup>TH</sup>  
485-9773

Flintridge  
500 E. 18<sup>TH</sup>  
485-0060

1884 Garden Ave.  
1210 Villard  
302-5713

The next **MOVING GUIDE**  
will be on newsstands **Friday, June 4th**

Oregon Daily Emerald

The campus newspaper for the University of Oregon Community.

VON KLEIN PROPERTY  
MANAGEMENT, LLC.

485-7776 • 1301 FERRY