

This handbook is intended as general legal information. It is not legal advice about your specific case. If you would like advice about your case, you must contact a lawyer. Contact information for legal aid programs is available at the bottom of this information sheet.

RENTERS' RIGHTS TO REDEMPTION (LATE PAYMENT)

Renters in Oregon now have an important new right to stay in their homes if they pay rent or other money owed to a landlord late. Renters have the right to stop an eviction if they pay their landlord late rent, fees, or utilities at any time up until the end of an eviction trial. Landlords do not have the right to refuse to accept a late payment, even if the due date on a nonpayment notice has already passed.

When can renters pay?

Renters can pay money they owe their landlords at any time before an eviction judgment. Renters can pay:

- Before a nonpayment notice expires
- After a nonpayment notice expires, but before an eviction court case is filed
- At or before the first appearance in an eviction court case
- At or before the trial in an eviction court case

What kinds of payments can renters pay late?

Renters can pay rent, late fees, other fees, or utilities that the renter pays to the landlord at any time up until the end of an eviction trial. Renters **cannot** pay money they owe for damage to the rental unit late, unless the landlord chooses to accept the money. If renters get a notice requiring payment to cover damage the renter caused to the rental unit, that payment must be made on time.

Will renters owe late fees or court costs if they pay late?

Yes. If renters pay late, they may owe late fees to the landlord if the late fee is in a written rental agreement. But if a landlord has filed an eviction case in court, renters can have the case dismissed by paying the amount stated on the termination notice. Renters do not have to pay anything extra to get the case dismissed. But landlords can still bill renters for late fees or court filing fees after the case is dismissed.

How should renters pay landlords?

Renters should make sure that if they pay their landlords late, they have proof of the payment. Renters should **never pay in cash unless they get a receipt**. If renters pay their landlords after a court case is filed, renters still need to **show up to any court dates** to tell the court that the landlord got paid.

Who is allowed to pay?

Landlords are not allowed to refuse a payment from a renter, a rent assistance agency, or a third party. If a renter, or someone on the renter's behalf, tries to pay the landlord, and the landlord refuses payment, that may be a defense in an eviction court case. Renters should get proof that the landlord refused to accept payment, and bring the proof to court.

If you would like to talk to an attorney about your rights, you can find contact information for a legal aid office near you at <https://oregonlawhelp.org/find-legal-help>.