

This handout 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 handout.

NEW EVICTION PROTECTIONS FOR FAMILIES WITH INFANTS

The Oregon legislature has passed new protections for renters – Senate Bill 690. Under the new law, renters with an infant under twelve (12) months of age can get their eviction trial date extended by at least ninety (90) days if they are waiting for help with rent payments from the Oregon Health Plan. This law is set to expire on September 28, 2027.

Eligibility Requirements:

To be eligible for the extension of the trial date, renters must meet ALL of the following requirements:

- 1) Have a current nonpayment eviction case that is based on rent, fees, and/or utilities and *does not* include damage to the rental unit;
- 2) Be a parent of an infant that is less than twelve (12) months old;
- 3) The infant lives in the unit with the parent;
- 4) The renter is insured under the Oregon Health Plan;
- 5) The renter has already applied for help with rent from the Oregon Health Plan;
- 6) The renter has a letter from the Oregon Health Plan approving the application, *and*
- 7) The renter provided the approval information to their landlord.

Requesting an Extension:

To ask for an extension, renters must file a motion and declaration with the court. A sample motion can be found here: <https://www.courts.oregon.gov/forms/Documents/FED-MotionRescheduleTrial.pdf>. The motion and declaration must be filed at least three (3) business days before the trial date. If all requirements were met, the judge should reschedule the trial at least ninety (90) days from the date of the motion. The renter must still appear for any scheduled court dates.

Right to Redemption – Oregon Revised Statutes 90.395:

In any eviction based on nonpayment of rent, fees, or utilities, renters can pay the amount on the notice even after an eviction case has already started. Renters have this right whether or not they have applied for rent assistance through the Oregon Health Plan. Once the amount stated on the notice is paid, the case must be dismissed. Renters who have applied for rental assistance may want to ask the Oregon Health Plan for a faster decision on their application based on their court date.

Legal Help is Available!

If you have questions about your eviction case, you can contact the Eviction Defense Project for potential legal advice or representation. 888-585-9638 (voicemail only – Monday – Friday from 9am – 1pm) or the web form at <https://oregonlawcenter.org/eviction-defense-project/>

You can also find contact information for a legal aid office near you at <https://oregonlawhelp.org/find-legal-help>.