The language needs clarification.

The intent seems to be to make all leases convert to month to month, only to be terminated on mutual agreement of both parties. If so, what is the meaning of (3) (A) "That the fixed term expires".? Along with being ungrammatical it seems to have no meaning. Also in (B) it is saying that a landlord can terminate under a termination notice and then states that they may not terminate without cause or upon expiration of a fixed term. If they cannot terminate, then they cannot terminate even with notice. Also the "cause" as I understand it is already spelled out in the law SB 208 of 2019 that says there needs to be three violations of written lease conditions with ability to rectify each in a 12 month period; no other cause could exist.

I suggest that there is no way to interpret what this law means as written and could actually weaken existing tenant law depending on how it is interpreted (I have no way of knowing what the intent is).

CITED LAW:

(3) If the tenancy is a fixed term tenancy, the fixed term tenancy becomes a month-to-month tenancy upon the expiration of the fixed term unless:(a) The landlord and tenant agree to a new fixed term tenancy; or(b) The tenant terminates the tenancy by giving the landlord written notice not less than30 days prior to the later of the date:
(A) That the fixed term expires; or

(B) That is designated in the tenant's termination notice.(4) A landlord may only terminate a tenancy by giving a termination notice under this chapter or ORS 86.782 (6)(c) and may not terminate a tenancy without cause or assert that a tenancy is terminated upon the expiration of a fixed term.

Also: after SB 208 passed a holding company that owns my apartment complex which is not named in my lease stopped reporting my rent payments on my credit history, which it had been doing without my knowledge or permission. I suggest the reporting was illegal, since it stopped doing so after the law was passed even though credit reporting is not addressed in the text of that law, and they were not an entity that I had any relationship with.