

I rented a residence last year with a landlord that was consistently getting on property, and doing all sorts of "fix ups" while I was paying rent. A few plumbing issues, and other broken appliances, which is fine as they were keeping the place habitable. Considering the condition, they should have been done prior to me renting, but that isn't the issue. They had construction materials and paint stored on site and felt this allowed them to access the property whenever they chose to do some extra work on the residence, or "pop by" to store or take items depending. At around the 11 month mark, the landlady chose to paint and power-wash the entire exterior of the house (it looked to be at least 10 years in some spots since being painted) and was determined to do it immediately. I agreed until she chose to hold a bidding war on the property, having contractors stopping by, messaging me constantly about each visit and cancellation. After expressing displeasure at all the peace-ability being reduced and stating with this much access that I should be refunded something for loss of use, she immediately no cause evicted me. She effectively raised rent at that point without 90 day notice, and this was during the moratorium. She offered no one month relocation fee, which she must do by law, and after speaking with a few lawyers was told this is common practice to either prey on uninformed tenants, or simply push them along to raise rent as needed. She certainly hadn't considered this in March when the rental market was not there, but as August approached and Portland was in the news, rents began to skyrocket and she took the opportunity to profit from this situation. Legally I have a year to sue her for a wide range of violations, but as is, it takes a good 12 months at least to sue and get damages and effectively penalize a bad landlord. I would effectively have to stay at the residence and pay a year's rent to maybe get back part of that... while living in a hostile lawsuit tenant/landlord relation. I chose to leave, but I was in a rare position to be able to afford a lawyer, and afford the ability to pay rent during the process... but most do not or have the means to fight abuse of laws as the penalties are so far down the road to be little to no threat to most landlords. The no cause is a cheap loophole to allow landlords to evict at their convenience given an opportunity to raise rents. As is, the rental rates and increases do not in any way reflect the current workplace market in terms of salaries and is already overly exploited by landlords. Giving them additional rights like eviction without extreme penalties is not a protection and should be eliminated.