

August 2022

# RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



[www.rhaoregon.org](http://www.rhaoregon.org)

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RHA Oregon's  
Annual Picnic  
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# RENTAL HOUSING ALLIANCE EVENTS & CLASSES

## RHA Calendar of Events

### Annual Picnic

Wednesday August 17, 2022

Bring the family and come join RHA Oregon for a fun afternoon at Oaks Amusement Park at our Annual Picnic. Enjoy BINGO, rides, roller skating, dinner, and visit our vendors at the Vendor Fair.

A big thank you to all of our sponsors who help keep the cost for this event low for our members. See page 4 for a list of this year's early sponsors.

#### When:

Wednesday, August 17, 2022 at 2:00pm

#### Location:

Oaks Amusement Park Picnic Area 9  
7805 SE Oaks Park Way  
Portland, OR 97202

#### Price:

FREE for kids 10 and under

\$8.00 per person over the age of 11

\$25.00 per deluxe ride bracelet

#### Menu:

Fried chicken

BBQ'd hot dogs

Garden salad

Macaroni salad

Potato salad

Chips

Watermelon

Cookies, and Pie and so much more!

Come see the following Vendor Fair participants:

Energy Trust of Oregon

National Tenant Network

My Lighthouse

Stegmann Agency-Farmers Insurance

RentalRiff

Northwest Bank

Livable

Waterbear Restoration

Must register with RHA Oregon to attend

DATE	EVENT	LOCATION	TIME	INFORMATION
08/17	Annual Picnic	Oaks Amusement Park	2:00pm	
08/25	Mentor Round Table	Zoom	6:00pm	
09/05	Labor Day	RHA Office	CLOSED	
09/17	Mentor Round Table	Zoom	11:00am	
09/21	Dinner Meeting	Old Spaghetti Factory Clackamas	6:00pm	Property Tax Appeals

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
08/09	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
08/11	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/11	The Story So Far in 2022: Understanding SB 1536 and Current Eviction Laws	RHA Conference Annex	6:30pm	Bradley Kraus w/Warren Allen LLP
08/18	Invasion of the Body Snackers Class	RHA Conference Annex	11:30am	Cathy Morris w/NW Pest Control
08/23	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/23	Everything You Wanted to Know About Insurance, but Were Afraid to Ask	RHA Conference Annex	6:30pm	John Sage w/ Stegmann Agency
09/15	Portland F.A.I.R. Ordinance – IN PRACTICE: Part II, Security Deposits	RHA Conference Annex	6:30pm	Katie O'Neal w/Acorn Property Mgmt
09/22	Legislative Update-House Bill 291 & Senate Bill 1536 Class	RHA Conference Annex	11:30am	Hyle Bradley w/ Real Property Management
09/27	Buying & Selling Occupied Rental Properties	Zoom	6:30pm	Kurt Lane w/Chromo Property Mgmt.
09/27	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network



# From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



When issues and events become “newsworthy” they are often presented in a context of the “3-C’s”: Crisis, Conflict and Controversy. For example, during the hot summer months of August, the media focuses on stories of how extreme heat results in many people living at higher risk, and how the heightened dangers of wildfires reveal further evidence of climate change.

Obviously, there is great value in knowing about important and serious issues. Individually and socially, we carry a responsibility to cope with and manage daily realities and participate in efforts to address them, as we may each be so called to in our daily lives.

Yet, there is always more to the story. August is a month of summer recreation; county fairs and family vacations, along with annual pilgrimages to the “great outdoors” (whether golfing, hiking and camping, or attending farmers’ markets, having picnics, or just enjoying porch or patio dining). Our social responsibilities are equally dependent on the relationships that we foster together. We should not overlook that important “4th C” to a story that ought to be presented in the news: Community.

As rental housing providers, we commonly find ourselves in front of the media when we are called out to answer questions that are framed as conflicts between tenants and property owners. Will the landlord allow tenants to install air conditioning? Are rents being raised too high? Are we witnessing more evictions? Are landlords responsible for the rise in homelessness?

Unfortunately, many times when the media calls looking for a local landlord response, we are being pitted against tenants, and we end up on the defensive to share “our side of the story”.

But there is so much more to the story!

Most Rental Home Providers have great relationships with their tenants. After all, there is no such thing as a rental market without rental units occupied by renters! Owners of single-family rental homes, or small plexes work hard to keep-up their properties. They know the names of the tenants and are often the first responders in times of trouble or crises, and give the chance to “work things out” during periods of hardships.

Community is what the rental housing industry is built on, literally. When the opportunity arises to share what’s good in a story, we would all be better served to make sure it’s told.

Happy summer. Stay cool and have fun!

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# RHA OREGON ANNUAL PICNIC

at Oaks Park Picnic Area #9 (previously area 1)  
Wednesday August 17th

Bring an age-  
appropriate  
prize if you  
want to play  
Bingo!

## JOIN RHA OREGON FOR OUR ANNUAL PICNIC!

Thanks to our sponsors, members pay just \$8.00 per  
person and children 10 and under eat for free!  
\$25.00 ride bracelets!

**Schedule:** 2:00 Registration Open  
4:30 Vendor Fair  
5:00-6:00pm BBQ Dinner  
Dinner Service Closes at 6pm  
BINGO! To follow dinner

Pre-registration IS required! Sign up today at [rhaoregon.org](http://rhaoregon.org),  
by emailing [info@rhaoregon.org](mailto:info@rhaoregon.org), or by calling the office  
at 503-254-4723 EXT 3 Please note the number of  
adults, children 10 and under, and ride bracelets

# THANK YOU!

2022 Early Picnic Sponsors

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# Emotional Support Animals and the Fair Housing Act

By the Editors of the Rental Housing Journal

Emotional support animals, rental housing issues and the Fair Housing Act create more questions than just about any other topic we see. Here is some help with the issues and remember this is not legal advice so check with your attorney on specifics.

Emotional support animals can come in all shapes and sizes, making it difficult to know how to properly handle accommodation requests and avoid possible fair-housing complaints. This article will discuss the proper verification process for emotional support animals based on the Fair Housing Act and how to manage some common situations that may arise.

## Emotional Support Animals-Proper Verification

How do you handle an applicant who states they have an emotional support animal and presents you with an ESA Letter? This can be tricky, as many of these letters can be obtained from the Internet without much of a professional relationship between the resident and the verifier.

To help with these situations, you should have a verification process in place based on the Fair Housing Act that includes the following:

Questions to ask the resident:

- Did you contact the verifier for the sole purpose of obtaining an ESA Letter?
- Have you had more than one or two brief contacts with the verifier for the purpose of providing a verification?
- Does the verifier have personal knowledge of your disability and need for an animal?
- Has the verifier provided you with medical or mental health services?

Questions to ask the verifier:

- Did the resident contact you for the purpose of obtaining verification?
- Other than providing verification for an assistance animal, do you have an ongoing professional relationship with the resident by providing medical or mental health services beyond providing verification?
- Do you have adequate personal knowledge of the resident to be able to make a diagnosis of a disability?

Please note: We are not requesting that you provide the diagnosis.

As you can see, the above questions will establish whether or not the resident has an ongoing relationship with the verifier and meets the criteria of having a disability that requires the aid of the animal.

## Breed and Size Restrictions

Can you restrict an ESA (emotional support animal) based on breed or size? The short answer is no. If the need for the animal has been verified, the Fair Housing Act states that accommodations must be made. Your job is to now welcome Muffy the 100-pound Rottweiler, or Wilbur the pot-bellied pig, to the family.

## Undisclosed or Multiple Emotional Support Animals

You just received a notification from a maintenance staff member that a resident has multiple animals. Further investigation shows that the pets were not disclosed on their rental application. The resident states that they are all emotional support animals. What now?

Whether it's one or multiple animals, you need to follow the same verification procedures. The only difference here is that each animal would have to provide a different service. If each animal can be verified, then accommodations need to be made.

In conclusion, we can see that the Fair Housing Act protects the need for emotional support animals under certain circumstances. A verification process along with fair housing training will ensure everyone's needs and rights are met.

*Article provided by the Fair Housing Institute. In 2005, The Fair Housing Institute was founded as a company with one goal: to provide educational and entertaining fair housing compliance training at an affordable price, all at the click of a button.*

*The RentalHousingJournal.com is an interactive community of multifamily investors, independent rental home owners, residential property management professionals and other rental housing and real estate professionals. It is the most comprehensive source for news and information for the rental housing industry. Their website features exclusive articles and blogs on real estate investing, apartment market trends, property management best practices, landlord tenant laws, apartment marketing, maintenance and more. Reprinted with permission.*

# What to Do If Your Tenant Is a Hoarder

by Mercedes Shaffer

More than nineteen million Americans have a hoarding disorder which is a mental condition that is protected by the Americans with Disabilities Act and it is characterized by the building up of excessive clutter in the home to the extent that it is impossible to use it for its intended purposes. Because hoarding is protected by the Fair Housing Act, you cannot discriminate against an applicant if they have this disorder, nor can you evict a tenant for being a hoarder. Doing so can be considered discriminatory against persons with mental disabilities.

Keeping a house clean, discarding items that are no longer useful and staying organized seem like basic skills for many adults, so if you've never known anyone who is a hoarder, it might be difficult to comprehend that this is a classified mental disorder and a protected class. If you do happen to have a friend, relative or even a tenant who has this disorder, you've likely seen first-hand how compulsive hoarding cannot be easily helped or cured.

## About Hoarding

Hoarders hang onto things for a variety of reasons. Oftentimes, they believe they will have a need for the item someday, the item has sentimental value, it's unique and may be perceived as having monetary value as a "collectible" and they frequently feel safe surrounded by things they save. While we all have many of these traits to some degree, for hoarders it's much more extreme. Compulsive hoarding is a mental disorder marked by an obsessive need to acquire and keep things, even if the items are worthless, hazardous, or unsanitary.

Hoarding ranges from mild to severe, and in severe cases, hoarding often creates such cramped living conditions that homes may be filled to capacity with only narrow pathways winding through stacks of clutter. Countertops, sinks, stoves, desks, stairways and virtually all other surfaces are usually piled with stuff, and when there's no more room inside, the clutter may spread to the garage, vehicles, yard and other storage facilities.

As the landlord, the concern with renting to a hoarder is how it impacts the safety, cleanliness and wellbeing of your property as well as the safety and wellbeing of neighboring tenants. The more a person's living space is plagued by clutter and rendered useless, and the more biohazards become an integral part of the environment, the deadlier

living conditions become. If you can maintain the integrity of the property while providing housing for someone with this disorder, it's a win-win for everyone.

Landlords, for some reason, are oftentimes vilified by the press and the government, and they aren't recognized for their helpful role in providing safe housing for people with mental and physical disabilities. Property managers have a tremendous responsibility for understanding and accommodating people from a wide variety of backgrounds and special needs. In addition to this, they deal with all sorts of problems, including tenants who are late on their payments, get into disputes with neighbors, purposely damage the property, and much more.

## Important House Rules

Hoarding can result in property damage which, in turn, can contribute to serious health risks due to mold, bacteria, rodents, and animal waste. Discovering that your tenant is a hoarder can be stressful. In order to minimize the stress, in your lease agreement you should have clearly stated house rules that apply equally to ALL tenants. Some important rules you may want to include are:

- Disposing of trash in designated bins
- Keeping the unit clean, sanitary, in good condition and clear of foul odors
- Notifying the landlord immediately if there are any defects or dangerous conditions in and about the premises of which tenant becomes aware
- Keeping outdoor and indoor common areas clear of trash and personal belongings
- Keeping emergency exits and windows clear and accessible
- Not storing items that are flammable, combustible or otherwise dangerous
- Correctly storing perishable goods
- Using assigned parking or garage space exclusively for parking approved vehicles listed on the lease, which must remain in good operating condition with current registration

If a tenant is violating any house, health or safety code, regardless of if they are a hoarder; this could be reason for eviction. If your tenant is a hoarder, it's important that you think about their well-being, as well as that of your property. While the tenant's hoarding behavior may constitute a violation of the lease agreement and give you

*(continued on page 9)*



# Changes in Portland FAIR Access in Renting Ordinance and Eviction Moratoriums

by James Schaff, President, SVN Bluestone and Bluestone Real Estate Services

## Changes in Portland FAIR Access in Renting Ordinance Repair/Replacement of Flooring Material

The Portland City Council voted on June 29, 2022, to roll back several more burdensome regulations that were passed as part of the Fair Access in Renting Ordinance (FAIR) in 2020. The Ordinance created sweeping changes to Portland in rental laws and impacted Landlords' ability to select and screen tenants, charge for damages, and access the condition of a unit on move-in.

Many of these regulations were extremely burdensome and resulted in a net reduction of rental housing in the city. A recent report released by EcoNorthwest found that the city of Portland lost 3,987 detached rental units between 2017 and 2020. The Metro area lost 6,417 units during that same time period due to the stringent regulations. This is about one year's housing supply. Another measure of the impacts of these regulations is that Portland stock of single family rental housing declined by 14% while the Metro area outside of Portland's supply declined by 7%. (1)

The current changes are a result of a settlement of a case in which several landlords sued the City of Portland about various aspects of FAIR. The resulting changes include the following. (2)

### Applications and Screening

Tenants who were initially denied but were successful in an appeal must be prequalified for any rental opportunities at any of their properties for which they would qualify anywhere, not just in the city of Portland, for a period of three months. Previously it only required you to have them prequalified for opportunities in the City of Portland.

### Elimination of Depreciation Schedule

FAIR required landlords to provide depreciated values for all items that a tenant could be charged for, which created an administrative nightmare. The revision eliminates the depreciation schedule from the requirements. Landlords still must supply an inventory of items to the tenant on move-in, but structural elements are now excluded from the requirement including walls, subflooring, wiring, roofing, plumbing, heating, and other building systems.

FAIR had limited charges for flooring damage to "discrete impacted areas." This has been changed to include general area of the dwelling unit where repair or replacement is required which may include an entire room, closet, hallway, stairway or other defined space, because many small patches did not make sense.

### Reduction in Damages for Violation of FAIR

The original ordinance allowed for damages to be awarded to a tenant for a violation of FAIR of two times the deposit. This has been reduced to \$250.00 plus actual damages, attorneys' fees, and costs.

Even with these improvements, the FAIR ordinance remains challenging to deal with and limits landlords' ability to manage their property effectively and profitably in the city of Portland and could be considered part of the reason the homeless rate in Portland has skyrocketed. It has been proven in the past, that individual investors are more flexible with tenants than larger property owners. Nevertheless, the changes are a much-needed improvement to the rental environment in the Portland Metro area.

### Update on Eviction Moratorium

After over two years of limitations on evictions and significant tenant protections for nonpayment of rent, Landlords may finally be getting some control back on non-payment of rent. Until July 1, 2022, a tenant could avoid termination and eviction for nonpayment of monthly rent if they applied for emergency rental assistance and provided documentation of their application to their landlord prior to July 1, 2022. That timeframe has expired, and Landlords now have the ability to evict tenants for nonpayment of rents by following the steps outlined in the Oregon Landlord Tenant Act (as modified by the different counties).

As of July 1, 2022, submission of documentation of an application for rental assistance will only apply to tenants who previously had provided proof that they had applied for assistance prior to July 1, 2022. The ongoing protections for those tenants are dependent on when they delivered documents to the housing provider, not when they applied for rental assistance. However, there may be

*(continued on page 9)*

# Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

**Dear Maintenance Men:**

**I'm attempting to remove old caulking from around a bathtub. Are there any tricks or chemicals to help with this job?**

**Steve**

Dear Steve:

Most bathtub caulking is either silicon or latex based. If originally installed properly, it should stick pretty well. Most household chemicals will not affect the caulking or help in its removal. The best method is to use a razor knife to cut along either side of the bead. Then pull the bead out by hand as you cut. The balance of the material can be removed with a flat razor, either along the old bead or perpendicular to the bead. After all the material is removed, use a damp rag to remove any loose bits. Before installing the new caulk, be sure the area is clean and dry. You can use a wet/dry vacuum to suck up any water left over from your cleaning.

**Dear Maintenance Men:**

**I want to install some low voltage landscape lighting in the courtyard of my apartment building, and I need some advice.**

**Should I go with a wired system or a solar powered system?**

**Chuck**

Dear Chuck:

Good question! Solar looks so attractive, and it is very easy to install. You can't get more plug and play than sticking the light fixture in the ground and waiting for the sun to charge up the light. Unfortunately, as great as solar seems, it does have some drawbacks. The light produced can be dim and may not last the whole night. The fixture must be in direct sunlight to recharge. If you want to use it to simply mark a path; it will do a good job, but if you want it to light up the path, it does not have enough power. In order to light up a path or area, a wired low voltage system is best. You will need to determine how many lights you will use and the wattage of the bulbs in each fixture. The wattage information will help you determine what size transformer and wire to use. Light bulbs range in wattage from 4 watts to 50 watts. Do not exceed the bulb wattage as dictated by the transformer. As an example: a 300-watt transformer will support twelve 25-watt light fixtures or thirty 10-watt fixtures. Transformers range from 88 watts, 100 watts, 200 watts and 300 watts. There are transformers that list their wattage as high as 600 watts and 900 watts. Typically, the 600 & 900-watt transformers allow the use of multiple cables from one transformer. As far as what gauge wire to use, again wattage will determine the wire size. For Example: max 150-watts, use 16-gauge wire, 200-watts, use 14 gauge wire, 300-watts, use 12 gauge wire. Keeping the above numbers in mind; using LED landscape lighting will dramati-

cally change the amount of transformer power you will need. We highly recommend using LED fixtures in your landscape lighting designs.

**Dear Maintenance Men:**

**I have noticed the base molding in the living room and leading into the kitchen is starting to come off the wall. The corners are splitting, and it is starting to look very rough. What do you think is causing this? I don't see any water anywhere.**

**Randy**

Dear Randy:

We would bet you do have a water problem somewhere. Chances are it will be traced to the refrigerator. There might be two issues you can look at. First check that the drain line for the defrost cycle is not clogged and two if the refrigerator has an icemaker, that the line is not leaking. Chances are the icemaker line has a hole or the drain line is leaking, and the walls are sucking up the water. That is why you don't see any standing water. Look under the fridge or pull out the fridge and look at the water line. It should be a small quarter inch nylon or polyethylene line; often they are white or translucent in color. If the water line goes through the cabinets to the kitchen sink; follow the line and look for rough spots or kinks in the line. Because these small water lines often leak for a long time before they are discovered, your walls may very well be saturated. The swelling baseboards are an indication they are full of moisture. The repair for this leak goes far beyond repairing the pinhole leak in the icemaker line. You will have to remove the drywall in order to allow the walls to dry properly. Chances are you will also have a major mold issue inside the walls. You should seek professional help for an evaluation of the potential mold issues involved. Please note when replacing icemaker or filter lines, only use tubing specified for that use. Ask for icemaker tubing, it will be marked icemaker compatible.

*Bio:*

*If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment, please call Buffalo Maintenance, Inc. at 714 956-8371*

*Frank Alvarez is licensed contractor and the Operations Director and co-owner of Buffalo Maintenance, Inc. He has been involved with apartment maintenance & construction for over 30 years. Frankie is President of the Apartment Association of Orange County and a lecturer, educational instructor and Chair of the Education Committee of the AAOC. He is also Chairman of the Product Service Counsel. Frank can be reached at (714) 956-8371 Frankie@BuffaloMaintenance.com For more info please go to: www.BuffaloMaintenance.com Jerry L'Ecuyer is a real estate broker. He is currently a Director Emeritus and Past President of the Apartment Association of Orange County and past Chairman of the association's Education Committee. Jerry has been involved with apartments as a professional since 1988.*



**What to Do If Your Tenant Is a Hoarder Cont....  
CONTINUED FROM PAGE 6**

grounds for eviction, once you understand that this is a mental disorder, you probably won't be able to help them control their compulsion to collect, but you can help them by reminding them of the rules so that they are clear on your expectations as a landlord and they don't do damage to the property or let things get so out of control that the situation warrants an eviction.

**Working with Hoarders**

By making an extra effort to understand the disorder and work with the tenant to help them comply with house and safety rules, you will likely gain a loyal, long term tenant.

If the tenant is not willing or able to comply, always keep the Fair Housing Act and your local and state laws in mind and be careful when handling the issue. Remember, you can't evict a tenant for hoarding, but you can evict them for violating the lease agreement.

As landlords, we have the responsibility of providing

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**Changes in Portland FAIR Access in Renting Cont....  
CONTINUED FROM PAGE 7**

protections until Sept 30, 2022 if tenants can show their landlord they applied for help before June 30, 2022.

Other protections still apply including a requirement to provide 10-day notices on all non-payment of rent notices to renters and providing specific disclosures and information about rental assistance and eviction protection with all non-payment notices.

Gradually we are returning to a market where non-payment of rent may eventually result in being able to evict a tenant.

As always, the regulations continue to evolve, so we urge you to contact an attorney for legal advice if you wish to evict a tenant in the current regulatory environment, penalties for mistakes continue to be very high.

**Sources**

- 1) <https://pamplinmedia.com/documents/artdocs/00003731666728-0644.pdf>
- 2) <https://www.multifamilynw.org/news/portland-city-council-voted-to-amend-the-fair-access-in-renting-ordinance-fair>

housing for people with mental and physical disabilities, and the more we are able to understand different disorders, the better we can accommodate those with special needs. Landlords provide safe housing to the public and this is as much a people business as it is a housing business.

If you have or had a tenant who's a hoarder, I would love to hear your story and learn from the experience, good or bad, so that we can all get better at providing appropriate housing for those in need.

If you have questions or comments I can be reached by phone or text at 714.330.9999, by email at [InvestinTheOC@gmail.com](mailto:InvestinTheOC@gmail.com) or visit my website at [www.InvestingInTheOC.com](http://www.InvestingInTheOC.com)

Mercedes Shaffer is an agent with Pacific Sotheby's International Realty and specializes in helping clients buy and sell investment real estate and 1031 Exchanges. DRE 02114448

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WHO CONTRIBUTED TO THE STARRY NIGHT  
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Roger Harms w/ Contract Furnishings Mart  
Gateway Property Management  
Evergreen Property Management  
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## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
1031	Beutler Exchange Group LLC	Mark Adams	<a href="mailto:mark@beutlerexchange.com">mark@beutlerexchange.com</a>	(503)748-1031
1031	1031 Capital Solutions	Richard Gann	<a href="mailto:rick@1031capitalsolutions.com">rick@1031capitalsolutions.com</a>	(503)858-7729
1031	Peregrine Private Capital Corp.	Robert Smith	<a href="mailto:rs@peregrineprivatecapital.com">rs@peregrineprivatecapital.com</a>	(503)241-4949
1031	Real Estate Transition Solutions	Austin Bowlin	<a href="mailto:aabowlin@re-transition.com">aabowlin@re-transition.com</a>	(206)909-0037
Accounting	Balancing Point, Inc.	Sandra Landis	<a href="mailto:s.landis@balancingpt.com">s.landis@balancingpt.com</a>	(503) 659-8803
Accounting	Cobalt P.C.	Adam Abplanalp	<a href="mailto:adam@thecobaltgrp.com">adam@thecobaltgrp.com</a>	(503)239-8432
Attorney	Bonnie Marino Blair Attorney	Bonnie Marino Blair	<a href="mailto:bmarinoblair@gmail.com">bmarinoblair@gmail.com</a>	(503)771-0801
Attorney	Broer & Passannante, P.S	Mark Passannante	<a href="mailto:markgpassannante@gmail.com">markgpassannante@gmail.com</a>	(503) 294-0910
Attorney	Charles A kovas Law Firm	Charles Kovas	<a href="mailto:Charleskovaslaw@gmail.com">Charleskovaslaw@gmail.com</a>	(503) 504-0639
Attorney	Law Office of Joe Kaufman	Joe Kaufman	<a href="mailto:jgkaufmanlaw@gmail.com">jgkaufmanlaw@gmail.com</a>	(503)722-3850
Attorney	Scott A McKeown, PC	Scott A McKeown	<a href="mailto:scottmckeown@comcast.net">scottmckeown@comcast.net</a>	(503)224-1937
Attorney	Timothy Murphy, Attorney at Law	Timothy Murphy	<a href="mailto:tim@oregonlandlord.net">tim@oregonlandlord.net</a>	(503) 550-4894
Attorney	Warren Allen, LLP	Jeffrey Bennett	<a href="mailto:bennett@warrenallen.com">bennett@warrenallen.com</a>	(503) 255-8795
Cleaners	Americlean, Inc.	David Porter	<a href="mailto:americleaninc@gmail.com">americleaninc@gmail.com</a>	(503) 939-6077
Cleaners	Fresh Aire Office Deodorize	Ed Winkler	<a href="mailto:corporate@freshaire.com">corporate@freshaire.com</a>	(503) 624-7807
Consultant	CLEAResult-Energy Trust Oregon	Eric Falk	<a href="mailto:eric.falk@clearesult.com">eric.falk@clearesult.com</a>	(541) 954-8412
Contractor	Advanced Construction & Repair	Jordan Barkhuff	<a href="mailto:jordan@advancedconstructionpdx.com">jordan@advancedconstructionpdx.com</a>	(503) 841-1323
Contractor	Arthur Donaghey Construction LLC	Arthur Donaghey	<a href="mailto:arthurdonaghey@gmail.com">arthurdonaghey@gmail.com</a>	(541) 870-3540
Contractor	Clear Water Construction Services	Dale Hosley	<a href="mailto:daleh@cwcsnw.com">daleh@cwcsnw.com</a>	(503)974-6654
Contractor	ReNew-it LLC	Emanuel Hurtado	<a href="mailto:renewitrefinishing@gmail.com">renewitrefinishing@gmail.com</a>	(503) 320-2225
Contractor	Rental Housing Maintenance Services	Gary Indra	<a href="mailto:garyindra@rentalrepairs.com">garyindra@rentalrepairs.com</a>	(503) 678-2136
Contractor	TRC supporting Energy Trust of Oregon	Maren McCabe	<a href="mailto:maren.mccabe@lmco.com">maren.mccabe@lmco.com</a>	(877)510-2130
Drains	Apollo Drain & Rooter Services	Karen Johnson	<a href="mailto:karen@apollodrain.com">karen@apollodrain.com</a>	(503) 395-0900
Electricians	Squires Electric	Trina Latshaw	<a href="mailto:trina@squireselectric.com">trina@squireselectric.com</a>	(503) 252-1609
Energy	TRC supporting Energy Trust of Oregon	Maren McCabe	<a href="mailto:maren.mccabe@lmco.com">maren.mccabe@lmco.com</a>	(877)510-2130
Evictions	Action Services	Wally Lemke	<a href="mailto:wally@wallylemkellc.com">wally@wallylemkellc.com</a>	(503) 244-1226
Evictions	Landlord Solutions, Inc.	Sam Johnson	<a href="mailto:sam@landlord-solutions.com">sam@landlord-solutions.com</a>	(503) 242-2312
Flooring	Contract Furnishings Mart-Portland	Patrick VonPegert	<a href="mailto:Patrick.Vonpegert@CFMfloors.com">Patrick.Vonpegert@CFMfloors.com</a>	(877) 656-5232
Flooring	Contract Furnishings Mart-Beaverton	Nicole Dehaan	<a href="mailto:Nicole.Dehaan@CFMfloors.com">Nicole.Dehaan@CFMfloors.com</a>	(503) 207-5230
Flooring	Contract Furnishings Mart-Clackamas	Robin Day	<a href="mailto:robin.day@CFMfloors.com">robin.day@CFMfloors.com</a>	(503) 656-5277
Flooring	Contract Furnishings Mart-Gresham	Roger Harms	<a href="mailto:Roger.Harms@CFMfloors.com">Roger.Harms@CFMfloors.com</a>	(503) 328-7260
Flooring	Contract Furnishings Mart-Hillsboro	Rebecca O'Neill	<a href="mailto:Rebecca.Oneill@CFMfloors.com">Rebecca.Oneill@CFMfloors.com</a>	(503) 716-4848
Flooring	Contract Furnishings Mart-Tigard	Jim Path	<a href="mailto:Jim.Path@CFMfloors.com">Jim.Path@CFMfloors.com</a>	(503) 542-8900
Flooring	Contract Furnishings Mart-Tualatin	Brett Tohlen	<a href="mailto:brett.tohlen@cfmfloors.com">brett.tohlen@cfmfloors.com</a>	(503)471-9910
Flooring	J & B Hardwood Floors, Inc.	Darinda Cripps	<a href="mailto:rindycripps@comcast.net">rindycripps@comcast.net</a>	(503) 756-0964
Garage Doors	ProLift Garage Doors of Portland	James Ball	<a href="mailto:jbball@proliftdoors.com">jbball@proliftdoors.com</a>	(503) 308-6096
House Mover	Emmert Development Company	Terry Emmert	<a href="mailto:twemmert@emmertintl.com">twemmert@emmertintl.com</a>	(503) 655-9933
HVAC	Mt. Hood Ductless	Aaron McNally	<a href="mailto:mthoodductless@gmail.com">mthoodductless@gmail.com</a>	(503) 858-9804
HVAC	Pacific Ductless	Sara Bainard	<a href="mailto:sbainard@pacificductless.com">sbainard@pacificductless.com</a>	(503) 233-5360
HVAC	Pyramid Heating & Cooling	David Salholm	<a href="mailto:Dsalholm@pyramidheating.com">Dsalholm@pyramidheating.com</a>	(503) 786-9522
Inspections	Soil Solutions Environmental	Ray Berardinelli	<a href="mailto:bizdev@soilsolutionsenvironmental.com">bizdev@soilsolutionsenvironmental.com</a>	(503) 234-2118
Insurance	Larry Thompson Agency, Inc.	Larry Thompson	<a href="mailto:THOMPS4@amfam.com">THOMPS4@amfam.com</a>	(503) 924-2200
Insurance	State Farm Insurance	Paul Toole	<a href="mailto:paul.toole.byec@statefarm.com">paul.toole.byec@statefarm.com</a>	(503) 655-2206
Insurance	Stegmann Agency	John Sage	<a href="mailto:john.lstegmann@farmersagency.com">john.lstegmann@farmersagency.com</a>	(503)667-7971
Landscaping	Oregon Tree Care	Damien Carre	<a href="mailto:info@oregontreecare.com">info@oregontreecare.com</a>	(503)929-9437
Landscaping	Bernhard Landscape Maintenance	Phil & Kayla Bernhard	<a href="mailto:philbernhard@gmail.com">philbernhard@gmail.com</a>	(503)515-9803
Laundry	Wash Multifamily Laundry Systems	Edward Coon	<a href="mailto:ecoon@washlaundry.com">ecoon@washlaundry.com</a>	(971)808-7828
Locksmith	DBA Pacific North West Locksmith	David Bevans		(206)859-7073
Lighting	Kay L Newell LLC	Kay Newell	<a href="mailto:kay@sunlanlighting.com">kay@sunlanlighting.com</a>	(503) 281-0453

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## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST CONT'D

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
Maintenance	RentalRiff	Phil Schaller	phil@rentalriff.com	(503)442-3944
Marketing	Showdigs	Daniel Yahav	<a href="mailto:daniel@showdigs.com">daniel@showdigs.com</a>	(503) 462-4334
Media	Insight Reporting	Eric Kilgore	<a href="mailto:ekilgore@insightreportingllc.com">ekilgore@insightreportingllc.com</a>	(503) 662-6265
Media	Rental Housing Journal, LLC		<a href="mailto:terry@rentalhousingjournal.com">terry@rentalhousingjournal.com</a>	(480) 454-2728
Mold	Real Estate Mold Solutions	Lynne Whitney	<a href="mailto:lynne@realestateroofing.com">lynne@realestateroofing.com</a>	(503) 284-5522
Mortgage	Arrow Home Loans	Stuart Gaston	<a href="mailto:stuart@arrowhomeloans.com">stuart@arrowhomeloans.com</a>	(503)913-3285
Mortgage	Northwest Bank	Angela DeVita	<a href="mailto:angela.devita@northwestbank.com">angela.devita@northwestbank.com</a>	(503)905-3210
Pest Control	Frost Integrated Pest Management	David Frost	<a href="mailto:thefrosty12@yahoo.com">thefrosty12@yahoo.com</a>	(503)863-0973
Pest Control	Northwest Pest Control	Bruce Beswick	<a href="mailto:nwpestcontrol@aol.com">nwpestcontrol@aol.com</a>	(503) 253-5325
Pest Control	Orkin Pest Control	Dan Wolcott	<a href="mailto:dwolcott@orkin.com">dwolcott@orkin.com</a>	(503) 384-8384
Property Manager	24/7 Properties	Doug Moe	<a href="mailto:doug@247Prop.com">doug@247Prop.com</a>	(503) 482-0500
Property Manager	Acorn Property Management, LLC	Katie O'Neal	<a href="mailto:katie@acornpm.net">katie@acornpm.net</a>	(971)352-6760
Property Manager	Action Management, Inc.	Wendy Samperi	actmgtinc@gmail.com	(503) 760-4026
Property Manager	Bilow Group	Patt Bilow	pbilow@gmail.com	(503)701-7444
Property Manager	Bluestone & Hockley Realty, Inc.	Cliff Hockley	<a href="mailto:chockley@bluestonehockley.com">chockley@bluestonehockley.com</a>	(503) 222-3800
Property Manager	Evergreen Property Mgmt	Cyndi Strandberg	<a href="mailto:cyndi@evergreenpropertymgmt.net">cyndi@evergreenpropertymgmt.net</a>	(503)658-7843
Property Manager	Fox Management, Inc.	Tressa Rossi	<a href="mailto:tressa@foxmanagementinc.com">tressa@foxmanagementinc.com</a>	(503) 280-0241
Property Manager	Gateway Property Management	Jerad Goughnour	<a href="mailto:jerad@gatewaypdx.com">jerad@gatewaypdx.com</a>	(503) 789-3212
Property Manager	Kay Properties & Investments	Dwight Kay	<a href="mailto:dwight@kpi1031.com">dwight@kpi1031.com</a>	(855) 466-5927
Property Manager	Legacy Property Management	Abraham Walsh	<a href="mailto:awalsh@legacynw.com">awalsh@legacynw.com</a>	(503)765-9479
Property Manager	Mainlander Property Management Inc.	Chris Hermanski	chris@mainlander.com	(503) 635-4477
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Property Manager	PropM, Inc.	Michelle Wrege	<a href="mailto:michelle@propmhomes.com">michelle@propmhomes.com</a>	(888) 780-2938
Property Manager	Real Property Management Solutions	Dan Hayes	<a href="mailto:danhayes@realpmsolutions.com">danhayes@realpmsolutions.com</a>	(971) 703-7115
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Property Manager	The Garcia Group	Ron Garcia	<a href="mailto:ron@garciagrp.com">ron@garciagrp.com</a>	(503) 595-4747
Property Manager	Tri County Management LLC	Jennifer Endres	<a href="mailto:tricitymanagementllc@gmail.com">tricitymanagementllc@gmail.com</a>	(503)929-3799
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Real Estate	Kay Properties & Investments	Dwight Kay	dwight@kpi1031.com	(855)466-5927
Real Estate	Liz C Real Estate Investments LLC	Liz Carpenter	<a href="mailto:liz@lizcrei.com">liz@lizcrei.com</a>	(503) 698-6566
Real Estate	Premiere Property Group LLC	Denise Goding	<a href="mailto:denisegoding@gmail.com">denisegoding@gmail.com</a>	(503) 336-6378
Real Estate	Realty Solutions, LLC	Gabby Tyer	gabby@realtysolutionspdx.com	(503)702-0393
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Restoration	Water Bear Restoration	Jake Ramirez	<a href="mailto:jake@waterbearinc.com">jake@waterbearinc.com</a>	(503) 554-0417
Roofing	Real Estate Roofing & Mold Solutions	Lynne Whitney	lynne@realestateroofing.com	(503) 284-5522
Tenant Screening	Landlord-Reference.com	Robert Collier	<a href="mailto:rcollier@landlord-reference.com">rcollier@landlord-reference.com</a>	(818) 415-7643
Tenant Screening	National Tenant Network	Marcia Gohman	<a href="mailto:mgohman@ntnonline.com">mgohman@ntnonline.com</a>	(503) 635-1118
Utilities	City of Gresham	Eric Schmidt	<a href="mailto:rentalinspection@ci.gresham.or.us">rentalinspection@ci.gresham.or.us</a>	(503)618-2252
Windows	Goose Hollow Window Company, Inc.	Mary Mann	<a href="mailto:marymann@goosehwc.com">marymann@goosehwc.com</a>	(503) 620-8608

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# Monthly Safety Tip For Multi-Family Housing

Tualatin Valley  
Fire & Rescue

503.649.8577

## Matches and Lighter Safety

Kids and fire can be a tragic combination. It is important to never underestimate your child's curiosity about fire, nor his/her ability to strike a match or use a lighter.

Store matches and lighters out of reach and sight, preferably in a locked cabinet.

Even "child-resistant" lighters are not child-proof, and should be stored properly.

Novelty lighters are toy-like lighters that are easily mistaken for toys. In Oregon, the law now bans the manufacturing, buying, or selling of these toy-like lighters.

Discuss with your child that matches and lighters are tools that should not be played with.

If your kids are showing signs of curiosity with fire, it is important to take the steps to stop this dangerous behavior.

If you would like more information, would like to schedule an appointment with an intervention specialist, or would like to share information concerning a youth misusing fire, contact Tualatin Valley Fire & Rescue's

Youth Fire Intervention Program at **503-259-1408**.

The Youth Fire Intervention Program offers free screenings, educational interventions, and referrals for additional assistance to any family that has a child who, in the past or currently, has fire-setting behaviors.



For more fire safety tips, visit  
[www.tvfr.com](http://www.tvfr.com)

