

July 2023



# RENTAL ALLIANCE UPDATE

A monthly newsletter published by the Rental Housing Alliance Oregon



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

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## UNDER A STARRY NIGHT

Come join us for an evening of fun, food, drink and fundraising for Snow Cap Community Charities. See page 2 for more details



PLEASE COME JOIN US FOR A  
EVENING OF FUN & GIVING  
JULY 19, 2023 6PM  
\$40.00 PER PERSON

UNDER A STARRY NIGHT

RHA OREGON CONFERENCE ANNEX AND PATIO,  
10520 NE WEIDLER, PORTLAND OR 97220

Fine Dinner & Wine  
Complementary Craft beer and Lager  
Silent Auction, Oral Auction & Raffle  
Proceeds earned will go to support  
Snow Cap Community Charities  
Donate food items and receive one raffle ticket  
RSVP at [info@rhaoregon.org](mailto:info@rhaoregon.org)

DATE	EVENT	LOCATION	TIME	INFORMATION
07/12	Board of Directors Meeting	Hybrid	4:00pm	
07/15	Mentor Roundtable	Zoom Meeting	11:00am	
07/19	Starry Night Event	RHA Conference Annex	6:00pm	Outdoors in Parking Lot/Patio
08/09	RHA Annual Picnic	Oaks Amusement Park	12:00pm	Area 9
08/24	Mentor Roundtable	Zoom Meeting	6:00pm	

DATE	CLASSES	LOCATION	TIME	INSTRUCTORS
07/06	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/08	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network
08/10	Online Tenant Screening Class	WebEx	7:00apm	Marcia Gohman w/National Tenant Network
08/22	Online Tenant Screening Class	WebEx	7:00pm	Marcia Gohman w/National Tenant Network
08/24	Online Tenant Screening Class	WebEx	11:00am	Marcia Gohman w/National Tenant Network



# From the desk of the Executive Director

Ron Garcia, RHA Oregon Executive Director of Public Policy



I want you to know that I have now tendered my resignation as Executive Director of Public Policy for Rental Housing Alliance Oregon in order to focus my needed attention on my property management company, The Garcia Group.

I am writing this notice to publicly share that I have made this decision amicably and in good standing along with the collaboration of the Executive Committee of the Board of Directors.

I have been a member of RHA Oregon since 2003. I have volunteered on its Board of Directors since 2012, and I was elected President from 2017 -2018, and again in 2020 until I was then subsequently employed by the organization as its Executive Director.

In my current capacity I have worked closely with the RHA Oregon lobbyist, Cindy Robert, to collaborate with elected officials and industry “stakeholders” on relevant legislation and policies that affect rental property owners’ rights as they are introduced and negotiated.

I can proudly say that during my tenure, we have been involved in nearly every bill negotiated at the state level and many more in cities and counties throughout Oregon as well. RHA Oregon’s efforts have vastly improved the results for property owners. I have also collaborated with landlord groups nationally from Los Angeles to New York as they have sought out our experiences and perspectives while facing their own challenges. These efforts win us both praise and criticism from all sides – which frankly, comes with the territory.

Rental Housing Alliance Oregon is a community based nonprofit grass roots organization that strives to assist and improve the careers of do-it-yourself rental property owners. It is run by volunteers and a very small office staff and it is funded primarily by super affordable membership dues and stipends from the sale of rental forms and revenue from its classes and membership meetings. The fact that it has been active since 1927 is all that needs to be said to validate its success.

Over the last 20 years I’ve stated that “I need RHA Oregon a lot more than it needs me.” I still believe that to be true, but I want add to this caveat: “RHA Oregon also needs you.”

Please get involved with the Board and participate in the Leadership of your professional community. The organization has been a remarkable part of my business success and many of the people who belong to it have become our lifelong friends.

Ron Garcia, Principal Broker  
The Garcia Group  
ron@garciagr.com



**Jeffrey S. Bennett**

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# Dear Maintenance Man

by Jerry L'Ecuyer & Frank Alvarez

## Dear Maintenance Men:

**I own a small apartment building with an average amount of landscaping around the property. I have a garden service that comes each week; they cut and edge and do what their supposed to do, I think, although they don't spend a lot of time at the property. What should I expect from my landscapers or garden service?**

**John**

Dear John:

We have a minimum list of items that must be completed at a property. If these items are skipped or ignored, we feel the property will suffer. On a weekly basis, we expect the garden service to provide the following:

1. Cut the grass.
2. Edge the grass.
3. Pull out weeds between the sidewalk cracks, walk around the building, including the alley.
4. Turn over the dirt in all the flowerbeds each week.
5. Pick up any trash around the property.
6. Broom, blow or hose down the walkways.
7. Turn on the sprinkler lines, check for clogged heads, broken lines etc.
8. Check that the timer is set properly.
9. Cut, trim and thin any shrubs or bushes.
10. Maintain communication with the owner about problems or improvements.

The above list takes time, half an hour minimum at a small property. If your landscape gardener completed the list on a weekly basis, you could very well have the best-looking property on the block! Which means higher rents ... if you add color flowers ... even higher rents!

Finding a landscape gardener to do above list consistently is not easy. Ask your local apartment association for recommendations or look in your neighborhood or city for a property with outstanding landscaping and ask who the gardener is. Have him give you a quote according to your "list". Keep in mind a landscape company or gardener who give the above service will charge more than a "blow and go" gardener, however your property will reflect their above average service.

## Dear Maintenance Men:

**I have an opportunity to buy a small power snake for cleaning out kitchen & bathroom drains. At the rate my tenants block their drains it should pay for itself in no time. Is this a good idea?**

**Dale**

Dear Dale:

We understand that almost any excuse is a good reason to buy a power tool. But... most bathroom and kitchen drains can be cleared with a three-foot hand snake. The tub or shower will

typically have a hair stoppage just past the tub shoe and the bathroom sink will have a toothpaste and hair stoppage in the trap before the wall. The kitchen sink will typically be stopped on the garbage disposal side because of improper usage of the disposer. If both sides of the kitchen sink are blocked, then it may be necessary to use the power snake.

Power snakes can be very dangerous. Most operate with a ¼ to ½ horse motor, which packs quite a punch, especially if your finger or arm gets caught! If you buy this snake, we highly recommend that you get some training on your machine. Power drain cleaning is very much an "art" when done well. Knowing when you hit the stoppage and when the snake is snagged comes with experience. A broken snake cable in your drain system will be far more expensive than simply calling an experienced plumber when needed. Another thought is most kitchen stoppages are caused by grease. Your snake will only temporarily clear the stoppage. Getting a company to "Hydro-Jet" your drains every year may help cure your chronic grease stoppages.

## Dear Maintenance Men:

**How do I get a fiberglass tub clean without scratching the surface?**

**John**

Dear John:

The nice thing about fiberglass tubs and showers is that no matter how dirty they get, they are fairly easy to clean up. Be careful not to use any abrasives on the fiberglass, such as scouring pads, steel wool or gritty cleaning solutions. "Soft Scrub" may be used sparingly on soap scum buildup. "Lime-Away" may be used for hard water mineral deposits but read the directions and look for the fiberglass warning or approval statement. If you have very tough stains, moisten a cloth with clean Acetone solvent or nail polish remover. Do not let the Acetone pool as it may soften the fiberglass material. Acetone and many other cleaners have very strong vapors, so it is important to ventilate the area properly. After all the cleaning is done, the fiberglass surface may be dull. Use a fiberglass conditioner and glossing paste to bring the tub or shower back to its original condition. You can use a product called "Gel Gloss" to bring back the shine.

*WE NEED Maintenance Questions!!! If you would like to see your maintenance question in the "Dear Maintenance Men:" column, please send in your questions to: DearMaintenanceMen@gmail.com*

*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.*



# Understanding a Landlord's Rights, Obligations in Situations Involving Domestic Violence

by Bradley Kraus, Attorney for Warren Allen, LLP

Contrary to the narrative you often hear from our local elected officials, landlords empathize with tenants who are in bad situations. This is most true when landlords receive knowledge that their tenant has been a victim of domestic violence. Landlords want to help but may not be aware of what rights they have, what rights the tenant has, and/or what it means for the tenancy of the DV perpetrator. In each of these areas, the law provides an answer.

Within the Oregon Residential Landlord and Tenant Act, ORS 90.453 provides a detailed discussion of the rights of a DV victim to terminate their tenancy. If the tenant has been a victim of domestic violence, they must provide the landlord 14 days' written notice requesting that they be released from the rental agreement. The notice must specify a termination date, and it must be accompanied by "verification" from the tenant regarding the domestic violence. This verification can be a copy of a court protection order, a copy of a conviction related to DV against the victim, or a form statement as laid out with the statute.

If the victim provides the requisite information, the landlord must release that DV victim and any immediate family member from the rental agreement. These individuals are not liable for rent or damages to the dwelling that occurred after the termination date, nor can they be charged a fee of any kind. However, they remain liable for rent and damages that occurred prior. Assuming the DV perpetrator is a tenant in the same dwelling unit, that person remains liable for all the rent and damages to the unit as well.

A separate issue occurs when DV victim and DV perpetrator live together. Many landlords receive requests for lock changes against one tenant but are concerned about ouster claims. ORS 90.459 provides that a DV victim can request a lock change to effectively oust the perpetrator from their shared dwelling unit. However, before the landlord or tenant change the locks on that individual, the DV victim must provide the landlord with a copy of a protection order from a court that orders the perpetrator to move out of the dwelling unit. That important item can usually be found buried within the

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## IMPORTANT INFORMATION FROM THE DIRECTOR OF OPERATIONS FOR RENTAL HOUSING ALLIANCE OREGON

### RHA OFFICE PHONE TREE 503/254-4723

#### **Extension 1-FORMS HELPLINE**

LEAVE A DETAILED MESSAGE (NAME, MEMBERSHIP STATUS, PHONE #, AND ORDER) An RHA Representative will return your call as confirmation)

PICK UP FOR FORMS ORDERED ON THE FORMS HELPLINE ARE TUESDAY, WEDNESDAY AND THURSDAY ONLY!! NO WALKINS.

#### **Extension 2- MENTOR HOTLINE**

Call or email questions to:  
hotline@rhaoregon.org

A Volunteer Mentor will return your call within 24 hours Monday- Friday.

#### **Extension 3- MEMBERSHIP, CLASS AND EVENT REGISTRATION**

Leave a detailed message and a representative will return your call to confirm.

#### **Extension 105- BOOKKEEPER**

Available Monday, Wednesday, and Friday only.

### **RHA SUMMER OFFICE HOURS**

OPEN TUESDAY, WEDNESDAY, AND THURSDAY FOR PRE-ORDERED FORMS PICK UP ONLY.

CLOSED MONDAY'S THROUGH SEPTEMBER 4TH TO ALLOW FOR STAFF VACATIONS.

RHA WILL CONTINUE TO BE CLOSED TO THE PUBLIC ON FRIDAY'S FOR STAFF INSERVICE WORK.

# ADA, HUD, the Fair Housing Act: Which Applies to Housing and Support Animals?

By Fair Housing Institute

With many different laws governing service animals, it can be confusing as to which ones apply to housing providers and what Questions they are allowed to ask.

This article will review the different laws that come into play, highlight which ones directly affect housing providers, and share tips to help you navigate this sometimes confusing process.

## DOES THE ADA LAW APPLY TO HOUSING?

Even though the Americans with Disabilities Act is very important, it doesn't apply to housing except for maybe the leasing office, as that is a public place. Generally, ADA laws apply to operators of public places, such as target. The ADA also limits the types of animals providing support to dogs or, in rare cases, miniature horses, which we are not allowed to do as housing providers.

This is where some confusion can take place. The ADA limits what business owners can ask regarding the animal to: "Is that a trained service dog?" and "What work is the animal trained to do?" They are not allowed to ask for written verification.

So when housing providers ask for verification of need, often they are met with the resident referencing this law and stating that they do not need to provide proof of need. This leaves us with the task of informing them that this applies under the American Disabilities Act, but the ADA does not pertain to housing and that the Fair Housing Act permits verification when the disability and the need for the animal are not observable.

For example, if you can see that the animal is a guide dog, then you shouldn't be asking for verification. But if it's a dog, that is a service animal for disabilities such as hearing problems or to alert someone that they're about to have a seizure, you can't see that when you talk to the resident. In that case, you can ask for verification. And if they say to you that's not permitted, then you have to clarify: "I'm asking you this not under the Americans with Disabilities Act, but under the Fair Housing Act."

## HUD AND SUPPORT ANIMALS

HUD defines support animals that do work, perform tasks, provide assistance, or provide therapeutic emotional support for individuals with disabilities.

HUD also clarifies the difference between domesticated animals kept in the home (traditional) and non-traditional unique animals such as goats, pigs, chickens, snakes, etc.

HUD states that the resident has a substantial burden to be able to show that they need a unique animal as an assistance animal. Now, it is not impossible to justify a unique animal. Still, a resident is going to have to explain in more detail than with a usual animal why they need their snake as an emotional support animal.

HUD also addresses multiple animal requests, again placing the burden of proof on the verifier as to why one animal isn't enough. HUD has also made it very clear that going online and getting your pet registered or certified on some website by paying money is irrelevant to the question of whether this is an assistance animal that should be approved to live in housing as a reasonable accommodation. If someone hands you one of those registrations or online certifications, you can hand it back to the resident and let them know that it is not adequate to verify their need for an assistance animal.

HUD has made it very clear it considers those websites as taking advantage of people—wasting their money—because those registrations are irrelevant to the question of whether you approve their reasonable accommodation or not.

## THE FAIR HOUSING ACT AND REASONABLE ACCOMMODATIONS

We have discussed how the ADA—while important—does not apply to housing, and we reviewed HUD guidelines that create the framework for how housing providers should view assistance animals and the questions they are allowed to ask. But how does that come together with the Fair Housing Act?

When we look at the Fair Housing Act and Section 504, we don't care whether an animal is a service animal or an emotional support animal. It doesn't matter; we don't need to ask different questions. We only want to know if the resident is disabled, meets the definition of disability, and if that animal is necessary to assist them because of their disability. That's all you need to be concerned with when you're verifying a request for a reasonable accommodation.

*(continued on page 9)*



# Critical Maintenance Checklists

by Eli Secor

This is one in a multi-part series on developing a maintenance checklist for your rental property. This time we discuss three critical areas: electrical, fire safety, and HVAC maintenance.

## No. 1: Electrical Maintenance Checklist

Here are the most important electrical considerations for landlords:

- Outlets – Use a tester to check outlet wiring, polarity, and grounding. Hire an electrician to ground any un-grounded outlet.
- Electrical panels – Seek a licensed electrician's help to decide when to replace an electrical panel and, especially, any fuse box.
- Old wiring – Upgrade your building; replace two-prong outlets with modern three-prong outlets so your tenants don't have to use extension cords or adapters.  
Any "knob-and-tube" wiring should be replaced as soon as possible.

## No. 2: Fire Safety and Prevention Maintenance Checklist

Following are some ways you can improve the fire safety of your rental property:

- Smoke and CO2 detectors – Replace batteries and test the function of detection devices at every tenant turnover and every inspection. Where possible, install wired-in detectors.
- Fire extinguishers – Contact your local fire department for information about where fire extinguishers are required and make sure they are re-certified regularly.
- Escape ladders – Provide escape ladders for each unit above the first floor, and add them to your move-in/move-out inspection list.

## No. 3: HVAC Maintenance Checklist

Developing an HVAC maintenance checklist will help you stay on top of these routine tasks:

- Furnace filters – Change furnace filters regularly to ensure air flows freely at all times, ensuring efficient operation and longevity for the equipment.
- Duct Cleaning - Clean HVAC ducting every three

to five years to improve indoor air quality, which can cause some tenants issues with dust allergies.

## Dryer, Hood, and Fan-venting Maintenance Checklist

Clogged dryer vents, greasy kitchen hoods, and dust-filled bath fans reduce efficiency and are a fire hazard. Here's how you can fix them:

- Dryer vent – Clean lint screens after each load and the vent pipe at least twice a year.
- Hood and Fan – Regularly clean bath, kitchen, and dryer venting. We recommend running bath fan covers and hood filters through the dishwasher at each turnover.

## Key Takeaways

Electrical, fire-safety, and HVAC systems are among the most critical issue in maintaining safety on any property. Any faults in these systems can not only harm your renters but also become expensive to repair or replace if not tackled on time. With a property rental-maintenance checklist, landlords can stay on top of vital upkeep, saving money and headache over the long term.

Eli Secor started landlorgurus.com with friend and fellow landlord Chris Lee. After many a discussion about how to manage various tricky rental property issues, they decided to share their experiences, their expertise, and some new tools with other independent landlords.

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# RHA OREGON ANNUAL PICNIC

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

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  
\$10.00 per person and  
children 10 and under eat for free!  
\$25.00 ride bracelets!

**Schedule:**    **12:00 Registration Open**  
                  **4:00 Vendor Fair**  
                  **4:30-5:30pm BBQ Dinner**  
                  **5:45 BINGO!**  
                  **7:00pm Oaks Amusement**  
                  **Park Closing**

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  
503/254--4723 EXT 3

Please note the number of adults, children 10 and under,  
and ride bracelets.



**CONTINUED FROM PAGE 6**

When your property is looking at a request for an assistance animal, you need to have a very detailed procedure that all staff members follow. First of all, the process should be done in writing, complete with a section for the verifier. To be a reliable verifier, the verifier has to have personal knowledge about the resident and should be providing the resident with medical or mental health services, and not merely providing a verification letter or filling out a form.

Suppose you find yourself in the situation of turning someone down because you don't think their verification is reliable. In that case, you need to conduct a meeting explaining why you are not going to accept or grant their request and attempt to resolve their request; of course, documenting everything along the way.

**FAIR HOUSING AND ASSISTANCE ANIMALS FINAL TAKEAWAY**

As we have discussed, there can be a few pitfalls to understanding the different laws that come into play regarding assistance animals and housing. Regular training is essential to help everyone know which laws apply and how to follow them to ensure fair housing compliance.

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 at the click of a button. Learn more at <https://fairhousinginstitute.com>

## Keep Us Informed



Moved?  
Hired or fired a manager?  
New email address or phone number?

Keep RHA Oregon office up to date with your current information.

Call the office with all changes:  
503-254-4723

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**Understanding a Landlord's Rights**

**CONTINUED FROM PAGE 5**

protection order. A judge will usually write the address of the premises from which the DV perpetrator must move.

Provided the landlord has received the above, a valid lock change may occur, and the DV perpetrator may be ousted from the dwelling. The landlord is under no duty to provide the DV perpetrator access to the unit or their personal property, or to provide keys to the dwelling. Once the protection order becomes a final order, the DV perpetrator's tenancy terminates by operation of law. A final order usually results (a) if the order is not contested for a period of time, or (b) when it is contested, and the order is upheld. With the perpetrator's tenancy terminated due to the order, their name can be removed from the rental agreement by the landlord, and no further paperwork is needed.

There are many areas where landlords and tenants disagree. However, domestic violence is not one of them. Domestic violence of any kind has no place in any relationship. Using the DV statutes in the ORLTA, I have seen landlords and tenants work together to keep victims, and the communities in which they live, safe. It proves that the landlord/tenant relationship does not have to be as contentious as our local elected officials conjure it up to be.

Bradley S. Krous is an attorney at Warren Allen, LLP. His primary practice area is landlord/tenant law, but he also assists clients with various litigation matters, probate matters, real estate disputes, and family law matters. You can reach him at [Kraus@warrenallen.com](mailto:Kraus@warrenallen.com) or at 503/255-8795.

## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

CATEGORY	COMPANY	CONTACTS	EMAIL	PHONE
1031	1031 Capital Solutions	Richard Gann	<a href="mailto:rick@1031capitalsolutions.com">rick@1031capitalsolutions.com</a>	(503)858-7729
1031	First American Exchange Company	Mark Adams		(503)748-1031
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	Warren Allen, LLP	Jeffrey Bennett	<a href="mailto:bennett@warrenallen.com">bennett@warrenallen.com</a>	(503) 255-8795
Consultant	CLEARResult-Energy Trust Oregon	Eric Falk	<a href="mailto:eric.falk@clearesult.com">eric.falk@clearesult.com</a>	(541) 954-8412
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	Rental Housing Maintenance Services	Gary Indra	<a href="mailto:garyindra@rentalrepairs.com">garyindra@rentalrepairs.com</a>	(503) 678-2136
Drains	Apollo Drain & Rooter Services	Karen Bailey	<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	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:jball@proliftdoors.com">jball@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	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
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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
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## RENTAL HOUSING ALLIANCE OREGON-VENDOR MEMBER LIST

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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
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Accounting	Cobalt P.C.	Adam Abplanalp	<a href="mailto:adam@thecobaltgrp.com">adam@thecobaltgrp.com</a>	(503)239-8432
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Attorney	Charles A kovas Law Firm	Charles Kovas	<a href="mailto:Charleskovaslaw@gmail.com">Charleskovaslaw@gmail.com</a>	(503) 504-0639
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Contractor	Clear Water Construction Services	Dale Hosley	<a href="mailto:daleh@cwcsnw.com">daleh@cwcsnw.com</a>	(503)974-6654
Contractor	Rental Housing Maintenance Services	Gary Indra	<a href="mailto:garyindra@rentalrepairs.com">garyindra@rentalrepairs.com</a>	(503) 678-2136
Drains	Apollo Drain & Rooter Services	Karen Bailey	<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
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Evictions	Landlord Solutions	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
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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
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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
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Landscaping	Bernhard Landscape Maintenance	Phil & Kayla Bernhard	<a href="mailto:philbernhard@gmail.com">philbernhard@gmail.com</a>	(503)515-9803
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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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# Avoiding a Window Fall

Each year, Tualatin Valley Fire & Rescue responds to incidents involving children falling out of windows. Most of these incidents occur during the spring and summer months when windows are open due to warmer weather. In the most serious of cases, children have fallen from second-story windows and have been transported to a hospital.



To help you avoid a tragedy, we encourage you to take some simple precautions:

- ✓ Talk to your children about the risk of window falls and teach them to play a safe distance from windows.
- ✓ Keep furniture such as beds, dressers, and shelves away from windows to reduce your child's temptation to climb near the window.
- ✓ Only allow windows to open 4 inches and install a window stop to keep children from opening them further. Be sure an adult can open the window in an emergency.
- ✓ Do not rely on insect screens to prevent a window fall. Screens are to keep bugs out, not kids in.
- ✓ When buying new windows; ask for the type with built-in safety hardware.

For more information visit [www.stopat4.com](http://www.stopat4.com)

***NOTE: Whatever device you use, ensure that it is easily removed should you need to exit your home due to fire!***

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*For additional safety information, visit our  
website at [www.tvfr.com](http://www.tvfr.com)  
or call us at (503) 649-8577*

