

RESEARCHING YOUR LANDLORD

Note: Information provided by the Community Alliance of Tenants is for general educational use only. It is not a substitute for the advice of an attorney.

Here are some ways to screen a new landlord or find out about the owner of your building:

- If you don't know who the owner is, you should start by looking up the property address at the **County Tax Assessors** office. In Multnomah County, the number is 988-3326. You can also find out the addresses of other properties the landlord might own in the county.
- You can write to the **Bureau of Buildings** in the City of Portland to find out if there have been code violations reported at the property. If your landlord has rented to you without repairing the code violations, you may be entitled to claim certain damages. There is a \$5 charge for this service. They will find the information and send it out to you within two days. Mail your request to: City of Portland, Bureau of Buildings, PO Box 8120, Portland, OR 97207-8120.
- Call the **State Corporations Division** to find out who is involved in the ownership and what the business address is: 503-986-2200.
- You can get information on lawsuits involving the owner from **County Court records**. In Multnomah County the number is **248-3022**. You can also get other legal information from the civil, district and small claims court records.
- The **Oregon Real Estate Agency** licenses property managers and management companies in Oregon. People and companies that only manage properties (not owners that manage their own property) need to be licensed. To qualify to be licensed, property managers must pass an exam that covers laws and administrative rules, and must satisfy continuing education requirements. You can call the Oregon Real Estate Agency to find out:
- **If a property manager or management company is licensed:** call (503) 378-4170, and then press 4.
- **If there are complaints against a licensed property manager or company** (the agency handles complaints that deal with financial mismanagement only. They don't deal with deposit return disputes, unless the dispute is over a "missing" deposit): call (503) 378-4170, then press 2.
- Your **neighborhood association** may know something about your owner. You can call the Office of Neighborhood Associations at 823-4519 to get the number for your association.
- Talk to **other tenants in the building** to find out what they know.