

4 PP (HOUSE) ED CORR BOX 89

WHAT FEDERAL RENT CONTROL MEANS

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If you are a tenant in this Area the rent on your dwelling unit is now controlled as explained in this Leaflet.

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THE PURPOSE of this Statement is to summarize what Federal rent control means to tenants and landlords in this Area. It does not cover all details of the subject. There is a Rent Office in this Area where complete information can be obtained. This leaflet is merely a guide to the principal features of the Federal rent control program as it applies to this Area.

Authority to control rents on dwelling units is a part of the Emergency Price Control Act of 1942. Under that law the Price Administrator has issued a Maximum Rent Regulation. This Regulation provides for the control of rents for all properties used for dwelling purposes in this Area.

This leaflet covers the Regulation on houses, flats, apartments and similar dwelling properties. The term "dwelling unit" means all units used for dwelling purposes. A supplemental Regulation, explained in a separate leaflet, covers rooming and boarding houses. Properties used solely for business are not covered by the rent provisions of the Emergency Price Control Act of 1942.

THE LEGAL RENT

The Maximum Rent Regulation has been issued to stabilize rents at the level of March 1, 1942. The Regulation calls for a freezing or an automatic reduction of housing rents to what they were on March 1, 1942.

GENERALLY IF A TENANT LIVES IN A DWELLING UNIT THAT WAS RENTED BY HIM OR ANY OTHER TENANT ON MARCH 1, 1942, HE SHOULD PAY THE MARCH 1, 1942 RENT FOR THAT DWELLING UNIT. A TENANT DOES NOT HAVE TO GET APPROVAL FROM THE RENT DIRECTOR OR ANYBODY ELSE. HE SIMPLY REDUCES HIS OWN RENT TO THE MARCH 1, 1942 RENT. IF HE DOES NOT KNOW WHAT THE RENT WAS ON THAT DATE, HE WILL BE ABLE TO FIND OUT FROM THE REGISTRATION STATEMENT HE WILL RECEIVE FROM THE AREA RENT OFFICE. (See next page).

This general rule of establishing the legal rent at the March 1, 1942 rent applies to all the dwelling places in this Area, UNLESS the dwelling unit in which a tenant lives was not rented on March 1, 1942, has been substantially altered since that date, was newly built and occupied since that date or is owned by the Federal government or a state or municipal government. In any event a tenant will be able to find out the legal rent by consulting the Registration Statement.

EVICCTIONS

A landlord cannot evict a tenant because the tenant refuses to pay a higher rent than the legal rent. A landlord wishing to evict a tenant must notify the Area Rent Office in all cases except where the tenant does not pay the legal rent. All tenants threatened with eviction for any reason except for non-payment of the legal rent should notify the Area Rent Office. The Area Rent Office is prepared to prevent eviction attempted for purposes of evading the Rent Regulation.

REGISTRATION

Every landlord is required to file a Registration Statement with the Area Rent Office. This Statement gives the Area Rent Office information as to the March 1, 1942 rent and other basic facts about the dwelling. Tenants living in a dwelling unit at the time of Registration will receive a copy of the Registration.

Tenants moving into a dwelling unit later on must be shown a copy of the original Registration by the landlord and the new tenant will be required to sign it. The landlord will also be required to file a Statement if there is a change in tenancy, and the new tenant will be required to sign this. For further information on Registration consult the Area Rent Office.

LEASES

If a tenant has a written lease for the dwelling unit he lives in, provisions of the lease remain in effect except that the rent cannot exceed the legal rent. If a lease expires, the landlord may require the tenant to renew it, but the rental must be at the legal rent and for not more than one year. Certain kinds of special leases such as a graduated long-term lease, may be adjusted as to rent.

SERVICES

Any services provided with a dwelling unit such as heat, light, water or services of any other kind, including repairs and maintenance that were supplied on the legal rent date must be continued unless the landlord has permission from the Rent Director for the decreased services. The tenant should notify the Area Rent Office where services are discontinued or cut down.

ADJUSTMENTS

Landlords and tenants have other rights under the Rent Regulation not elaborated upon in this leaflet. For instance, landlords may petition for the right to reduce services or to increase rents where special circumstances justify. Tenants may also apply for reduction in rents in certain cases. All persons with questions of this sort should consult the Area Rent Office for advice and guidance.

PENALTIES

There are penalties for violating the Federal Rent Regulation. Landlords can be obliged to pay the tenant triple damages on illegal rent charges. Landlords wilfully violating provisions of the Act may also be punished by maximum fines of \$5000 or one year's imprisonment, or both.

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This Leaflet Issued for the

Portland-Vancouver Defense-Rental Area

The Area covers in the State of Oregon, the Counties of Clackamas, Multnomah and Washington; and in the State of Washington, the County of Clark.

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For further information consult your Area Rent Office

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