

Oregon Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/oregon-landlord-tenant-rights>

Oregon's Residential Landlord and Tenant Act requires 24 hours of notice before most entries, lets tenants fix small habitability problems and deduct the cost, and bars retaliation for good faith complaints. Screening charges and late fees are tightly regulated.

Key points

- Except in an emergency, after a tenant's written repair request or by agreement, the landlord gives at least 24 hours of actual notice and enters only at reasonable times.
- After written notice, a tenant may fix a minor habitability defect that costs no more than \$300 and deduct the cost from rent, and has further remedies when essential services are not supplied. Dollar limit checked on the official code on October 29, 2026. Mold, radon, asbestos and lead paint are excluded from the repair and deduct remedy.
- A landlord may not raise rent, cut services, serve a termination notice or threaten an eviction because a tenant made a good faith complaint to the landlord or a government agency or joined a tenant group.
- A late charge is allowed only if the written rental agreement sets it and rent has not been received by the fourth day of the rental period; a daily charge can begin on the fifth day.
- The landlord has 31 days after the tenancy ends and the tenant gives up possession to return the deposit or the part not claimed.

Oregon at a glance

Rule	Oregon	Law
Notice before entry	Except in an emergency, after a tenant's written repair request or by agreement, the landlord gives at least 24 hours of actual notice and enters only at reasonable times.	ORS 90.322
Tenant repair remedies	After written notice, a tenant may fix a minor habitability defect that costs no more than \$300 and deduct the cost from rent, and has further remedies when essential services are not supplied. Dollar limit checked on the official code on October 29, 2026. Mold, radon, asbestos and lead paint are excluded from the repair and deduct remedy.	ORS 90.365 and ORS 90.368

Rule	Oregon	Law
Retaliation protection	A landlord may not raise rent, cut services, serve a termination notice or threaten an eviction because a tenant made a good faith complaint to the landlord or a government agency or joined a tenant group.	ORS 90.385
Late fees	A late charge is allowed only if the written rental agreement sets it and rent has not been received by the fourth day of the rental period; a daily charge can begin on the fifth day.	ORS 90.260
Grace period	Oregon effectively builds in a short grace period, because no late charge may be imposed until rent is still unpaid on the fourth day of the rental period.	ORS 90.260
Deadline to return the deposit	The landlord has 31 days after the tenancy ends and the tenant gives up possession to return the deposit or the part not claimed.	ORS 90.300

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- ORS 90.322
- ORS 90.365 and ORS 90.368
- ORS 90.385
- ORS 90.260
- ORS 90.300
- ORS 90.295
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- ORS 90.228

Official sources:

- Oregon Revised Statutes, chapter 90 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors090.html
- Oregon Revised Statutes, chapter 105 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors105.html
- Oregon Revised Statutes, chapter 91 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors091.html
- Oregon Judicial Department: <https://www.courts.oregon.gov/>

General information, not legal advice. Check current law and talk to a Oregon attorney before you act. Last reviewed October 29, 2026.