

City of Independence Rental Unit Violation Form

Your Name: _____ Address: _____

Your Telephone Number: _____ Your Email Address: _____

Landlord's Name: _____ **Phone:**(____) _____ **or** (____) _____

Landlord's Address: _____

If your rental unit experiences any of the following violations your landlord may be required by law to remedy the problem. Be sure to report all violations to your landlord, in writing, at least 10 days prior to reporting them to the city (**attach copy of letter**). The following are statements that summarize different Independence Municipal Codes, which can be found at www.ci.independence.or.us. These codes should be reviewed prior to completing this form. Provisions of ORS 90.320 may also apply. Please note that this form is not a substitute for legal advice. For a complete understanding of your legal rights and responsibilities, please contact an attorney.

After reviewing the listed city code, check the box below if you believe your residence may have any of these violations:

Unsafe Structural Conditions?

- Stairs leading to your residence are not safe to walk on. (IMC 6-114)
- Stair and balcony railings are not strong and stable. (IMC 6-115)
- Floors, balcony, and/or deck are not safe to walk on, broken or deteriorated. (IMC 6-112)
- Residence has a ceiling sagging or falling in. (IMC 6-118(a))
- Roof has defects that might admit rain. (IMC 6-110)
- Residence does not have adequate roof drainage to prevent dampness in the walls or interior portion of the building. (IMC 6-110)

Unkept Grounds?

- The ground is not kept free from any overgrown vegetation that is an obstruction or problem. (IMC 14-131(c))
- There is an accumulation of debris on the sidewalks or other traveled paths. (IMC 14-133)
- Trash receptacles are not kept clean and prevented from overflowing. (IMC 14-132)

Poor Electrical Conditions?

- Light fixtures, inside and outside, are not in good working order (except cases of burnt out bulbs). (IMC 6-126)
- Electrical system is hazardous due to poor maintenance (e.g. electrical wiring is exposed, etc.) (IMC 6-126(a))
- Provided major appliances are not in good working order. (IMC 6-123(b) & IMC 6-125(a))

Poor Ventilation Conditions?

- Mold is present in the residence. (IMC 6-119)
- Bathrooms do not have adequate ventilation, including a non working fan. (IMC 6-116(2))
- Residence is not free from any lasting dampness. (IMC 6-119)

Poor Plumbing Conditions?

- Toilet(s) is/are not in good working condition. (IMC 6-124(c))
- Water heater is not reliable and does not adequately heat water. (IMC 6-125(a) & 6-124(c))
- Pipes in the residence are not in good condition. (IMC 6-124(c))

Poor Heating Conditions?

- Residence is not able to maintain a comfortable temperature in all habitable rooms. (IMC 6-125(b))

Unsafe Security and Safety Conditions?

- Residence does not have at least one present and working smoke detector and/or carbon monoxide alarm. (IMC 6-130(b))
- Exterior doors and windows do not lock securely. (IMC 6-116(4) and 6-117(b))
- All exterior glass windowpanes are not free from cracks and/or holes. (IMC 6-116(5))

Infestation Conditions?

- Residence is not free from insects or rodents. (IMC 6-120)

Other Problems? (Specify in detail. Use additional paper, if necessary.)

Resident Signature: _____ **Today's Date:** _____

This form was created by the Monmouth-Independence Tenants Union (MITU) in coordination with the City of Independence. You may submit this form in person to the Community Service Officer in Independence. The office is at the Police Department at the Civic Center located at 555 South Main Street, Independence. The Community Service Officer may also be reached by phone at 503-838-1214 or 503-837-1127. You are encouraged to make a copy of this form for your own records.