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# How to Remove Mold on Any Type of Drywall

Sept 21, 2023  
[www.turbotenant.com](http://www.turbotenant.com)



Mold discovered on the interior walls of a rental is an environmental hazard that can cause concern among tenants. Not only does it look unpleasant, but exposure to toxic mold is a health hazard that could cause health problems such as respiratory issues, rashes, and chronic fatigue.

As a landlord, you can be held liable for any issues caused by mold in your building. Tenants have won multi-million dollar cases against landlords for significant health problems caused by exposure to toxic mold in their rentals, so it's best to take care of the problem not only for the health of your tenants, but for your wallet.

If you suspect mold in your rental, learn what to look for and how to safely remove it so you can avoid rental complaints and ensure a safe, healthy living space for your tenants.

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## Webinars

### Advanced Reasonable Accommodations

Presented By: Tia Politi

Oct 19<sup>th</sup> from 4 - 6pm

### Inspections, Maintenance & Tenant Violations

Presented By: Christian Bryant

Oct 24<sup>th</sup> from 4 - 7pm

\* Register online at  
[www.roa-swo.com/events](http://www.roa-swo.com/events)

**Make a Contribution TODAY!**

**Oregon Rental Housing**  
KEY PAC



**RENTAL OWNERS  
ASSOCIATION OF  
SOUTHWESTERN  
OREGON**

## Who is the ROA?

Rental Owners Association of Southwestern Oregon is an organization that's been around for over 30 years and consists of landlords who care about practical, legal and profitable land lording practices. Through the association, they share problems, solutions, and ideas with other landlords and find information that comes from similar organizations in Oregon and around the country.



Our Association is currently  
comprised of over 200 landlords!

## Advertise Your Business in the ROA Newsletter!

The monthly newsletter reaches over 200 landlords who need your products/services to manage their rentals.

- Landscaping
- Contractors
- Electrical
- Security
- Flooring
- Pest Control
- Plumbing
- Insurance
- Painting
- Legal Aid
- Maintenance
- Carpet Cleaning
- Housekeeping
- Appliance Repair
- and much more...

### Contact us at:

PO Box 1712  
Coos Bay, OR 97420

info@roa-swo.com  
(541) 756-0347

**Book your spot today! Space is limited.**

## Half Page Ad

7.5" W x 4.5" H = \$60

Outside Back Cover = \$100

## Quarter Page Ad

3.5" W x 4.5" H = \$35

## Full Page Ad

7.5" W x 10" H = \$100

(example not shown)

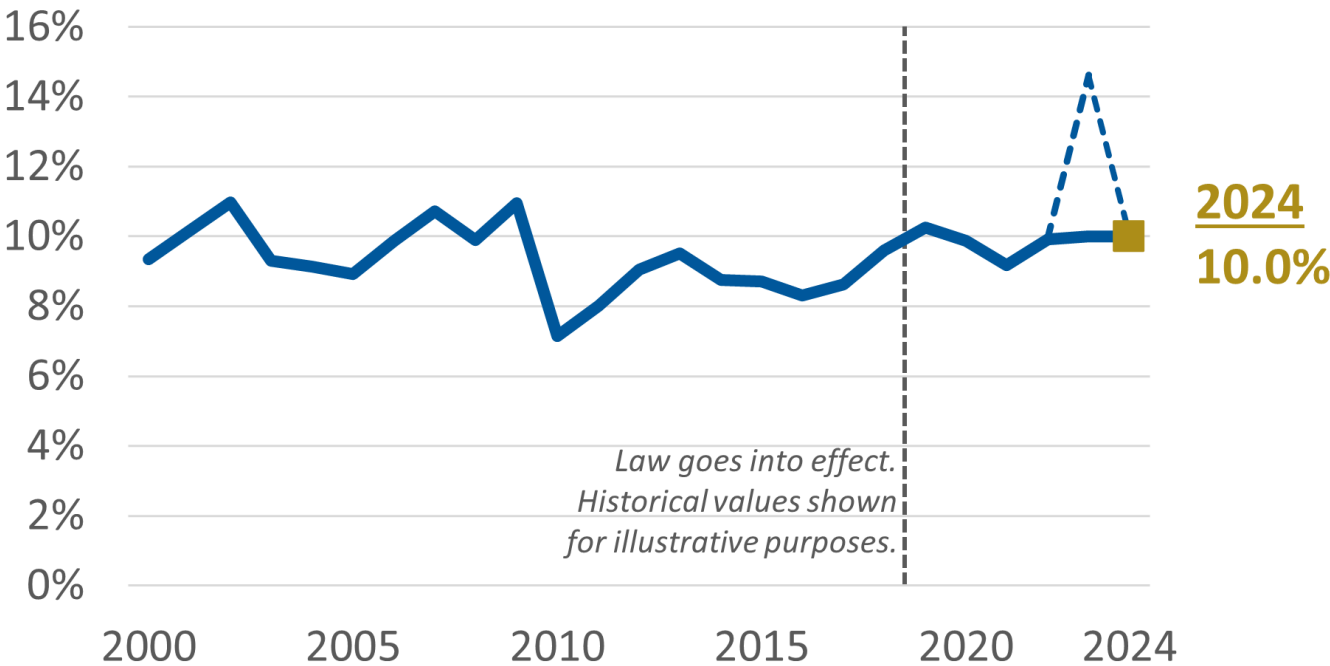
## Business Card Ad

3.5" W x 2" H = \$20

# Oregon Maximum Rent Increase 2024: 10.0%

By: Josh Lehner | Sept 26, 2023  
oregoneconomicanalysis.com

Applies to units 15 years and older



Source: BLS, Oregon Office of Economic

The Oregon Department of Administrative Services (DAS) this week published the annual maximum allowable rent increase allowed by statute for calendar year 2024. The DAS Office of Economic Analysis (OEA) has calculated the maximum percentage is 10.0%.

Following the passage of SB 608 (2019) and SB 611 (2023), Oregon law requires DAS to calculate and post to its website, by September 30 of each year, the maximum annual rent increase percentage allowed by statute for the following calendar year. Per statute, OEA calculates this amount as 7% plus the Consumer Price Index for All Urban Consumers, West Region (All Items), as most recently published by the Bureau of Labor Statistics, or 10%, whichever is lower.

The allowable rent increase percentage for the 2024

calendar year is 10.0%. Note that given inflation has been high in recent years, the new 10% cap applies to 2024. The allowable rent increase for the previous year, 2023, was 14.6% if the increase was issued before July 6, or 10.0% if issued after July 6.

DAS will calculate and post the percentage for the 2025 calendar year by Sept. 30, 2024.

Information about the maximum annual rent increase percentage, as well as the provisions of ORS 90.232 and 90.600 (statutes governing rent increases), can be found on our office’s main website.

For information on the law, please see the full text of SB 608 and SB 611. DAS does not provide legal advice regarding other provisions of the law.



# ROA Helpline

(541) 435-1492

- Need help?
- Have a question about landlord/tenant law?
- Looking for advice on how to deal with a tenant?

Call the Helpline! Speak to a Property Manager who knows the law inside and out and who can speak from personal experience. FREE to all ROA members of the Southwestern Oregon Chapter.



RENTAL OWNERS  
ASSOCIATION OF  
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**OREGON**

Calls are returned within one business day between the hours of 7am and 8pm. Helpline is closed weekends and Holidays.

## NEED FORMS?



### ORHA Forms are Available Online!

#### Oregon Rental Housing Forms are just a click away!

- 1 [www.oregonrentalhousing.com](http://www.oregonrentalhousing.com)
- 2 Click (top right): "Click to Get ORHA Forms Online"
- 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
- 4 Choose a form
- 5 Click on the form
- 6 Input your information
- 7 Click "Generate PDF"
- 8 Click "Check Out" – This will direct you to PayPal
- 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

#### Forms Are Also Available to Pick Up!

Two convenient locations. Stop by and purchase updated forms.

2707 Broadway Ave.  
North Bend, OR 97459

- OR -

161 Central Ave.  
Coos Bay, OR 97420

## Advertise Your Business in the ROA Newsletter!

Reach over 200 landlords  
who need your products/services  
to manage their rentals.

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541-756-0347  
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## How to Remove Mold on Any Type of Drywall

*continued from page 1*

### What Does Mold on Drywall Look Like?

Mold on drywall looks like dark stains or patches and usually covers a high-moisture area. Most often, mold grows in humid or poorly ventilated areas of a home such as bathrooms, basements, kitchens, and laundry rooms.

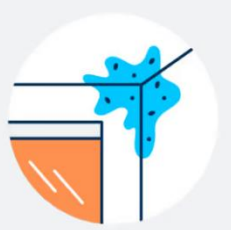
Mold also commonly appears if your home has suffered from water damage as drywall soaks up the sitting water. Although it may seem easy to identify dark patches on your wall, most of the time mold grows inside the walls. Below are signs that indicate you have mold in your drywall.

**Discoloration and Stains:** If you notice yellow or brown water stains on your walls, then it's likely you have mold growing behind them. If those spots are damp, then it's an apparent sign of water damage, which means mold is already there or not far behind.

**Deterioration:** Paint or wallpaper can crack, peel, or bubble because of moisture and mold growth. When there's a water issue, your walls may become warped, bow, or bulge – which often leads to mold growth.

**Odors:** Mold gives off a musty odor, so if you sniff out something stuffy and stale, it's most likely mold. To get a better whiff, you could sniff the electrical outlets since they are the best access to the space behind your walls.

Mold on drywall **looks like dark stains or patches** and usually covers a high-moisture area

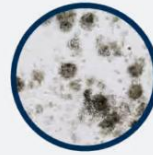


### Different Types of Mold

Although most mold on drywall looks like black splotches, mold can appear in various shapes and colors, none of which actually determines the species of mold. Learn the different types of mold so you can detect which kind has affected your home.

**Black Mold:** Black mold is often found inside houses with excessive moisture damage. The mold itself isn't harmful, but it has the potential to produce mycotoxins

## The Different Types of Household Mold



### Black Mold

Usually found on surfaces after excessive water damage



### Blue Mold

Typically spotted in damp areas like bathrooms



### White Mold

Commonly found in cool, damp environments like basements



### Green Mold

Generally seen in dark, damp recesses or bathroom showers

that could potentially cause harm to people and pets if left untreated over a long period of time.

**White Mold:** White mold often grows in cool, damp environments such as basements. It's often confused with efflorescence, which is a crystalline deposit of salts that can form when water is present. To test for white mold, spray it with water — if the spot doesn't dissolve, then it's most likely mold.

**Blue Mold:** Blue mold has a bluish-green color, can grow within 24 to 48 hours and requires little moisture to develop. It can be found in drywall, wallpaper, ceilings, and insulation that has been damaged by water. It can also be found in areas that are often damp such as bathrooms.

**Green Mold:** Green mold may be identified by its greenish hue and is found in dark, damp recesses. Like blue mold, it's often found in bathrooms or dark corners.

*continued on page 8*



## Form of the Month



## NOTICE OF RENT INCREASE

01

Tenant(s): \_\_\_\_\_  
 Tenant(s): \_\_\_\_\_ et al (and all others)  
 Address: \_\_\_\_\_ Unit: \_\_\_\_\_  
 City: \_\_\_\_\_ OREGON Zip: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

☐ TIME SERVED PERSONALLY TO EACH INDIVIDUAL NAMED ABOVE: \_\_\_\_\_  
(If left blank, notice was personally served prior to 11:59 p.m. on Date of Service)

☐ TIME POSTED & MAILED: \_\_\_\_\_  
(If left blank, notice was posted and mailed prior to 11:59 p.m. on Date of Service)

☐ MAILED: \_\_\_\_\_  
(If left blank, notice was mailed prior to 11:59 p.m. on Date of Service)

Your Current Rent Amount is \$ \_\_\_\_\_.

In accordance with the requirements of ORS Chapter 90, this is your 90-Day Notice of Rent Increase. Your Rent will be increased by \$ \_\_\_\_\_, to \$ \_\_\_\_\_, to be effective on \_\_\_\_\_.

(No less than 90 days from the Date Served or 94 days if mailed ONLY, including the Date of Mailing)

This amount represents a \_\_\_\_\_ percent increase over the previous Rent.

*To calculate the Rent Increase Percentage, divide the Rent Increase Amount by the current Rent Amount and multiply by 100.*

Rent may not be increased during the first year of tenancy. Rent increases may not exceed 7% plus the Consumer Price Index (CPI) for the West Coast or 10%, whichever is less. Rent may only be increased once per year.

Rental properties where the first Certificate of Occupancy for was issued less than 15 years prior to the date of service of the Notice of Rent Increase, or where Owner/Agent provides reduced Rent to the Tenant(s) as part of a federal, state, or local program or subsidy are exempt from the rent cap.

- ☐ Your Dwelling Unit is not exempt.  
☐ Your Dwelling Unit is exempt. The facts supporting that exemption are:  
☐ First Certificate of Occupancy for the Dwelling Unit was issued less than 15 years prior on \_\_\_\_\_  
☐ Owner is providing reduced Rent as part of a federal, state or local program or subsidy described as follows:  
 Name of Program: \_\_\_\_\_,  
 and documentation (such as a copy of the Certificate of Occupancy) has been included with this notice.

**City of Portland** – If the rental property lies within the city limits of Portland and is subject to the rules of the Portland Housing Bureau (PHB), any Rent Increase Notice must include the Tenant Notice of Rights and Responsibilities. Any rent increase above 9.9% may subject the Landlord to payment of relocation fees and reporting of relocation payments to the PHB unless exempt. Visit the PHB website to see if your property is subject to these rules and restrictions and to download the required tenant notification: <https://store.oregonrentalhousing.com/pdf/TRAR-PHB-09-19-23.pdf>.

**City of Eugene** – If the Rental Property lies within the city limits of Eugene and is subject to the rules of the Eugene Rental Housing Code (ERHC), any rent increase notice must include the Tenant Notice of Rights and Obligations. Any rent increase to the maximum allowable amount may subject the Landlord to payment of relocation fees and reporting of relocation payments, unless exempt. Visit the ERHC website to learn whether your property is subject to these rules and restrictions and to download the required tenant notification: <https://store.oregonrentalhousing.com/pdf/TRRO-EUG-09-19-23.pdf>.

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

If notice is served by mail ONLY, the Ending Date must include an additional four (4) days to allow for the delivery of notice, including Date of Mailing.

This notice, if mailed, shall be mailed First Class Mail ONLY (not certified, registered, etc.).



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0919231428

# O1—Notice of Rent Increase



## What this form is for:

This form is to notify the Tenant the Rent is being increased in the manner prescribed by law. Rent Increases require 90 Days' Written Notice and may not be effective prior to the end of the first year of tenancy.

## When this form is used:

In a Month-to-Month Tenancy, the Landlord may increase the Monthly Rent upon providing 90 Days' Written Notice to each affected Party provided that the increase will not be effective prior to the end of the first year of tenancy, and that it will not exceed 7% plus the Consumer Price Index (CPI) for the West Coast annually, unless exempt.

Newer properties are exempt – If the Certificate of Occupancy for the Dwelling Unit was issued 15 years prior from the date of the Rent Increase Notice, or the Landlord is providing reduced Rent as part of a federal, state or local program or subsidy there is no limit on Rent Increases except what the market will bear. The Landlord must state the exemption in the Notice and provide Supporting Facts regarding the nature of the exemption.

Resetting Rents between tenancies - If the prior tenancy was terminated "For-Cause" or initiated by the Tenant, the Landlord may reset Rents without limit. If the prior tenancy was terminated within the first year without cause in accordance with **ORS 90.427 (3) or (4)** the Landlord may not raise the Rent for the next Tenant above the limits imposed above.

## How the form is filled in:

See "**Delivery of Notices**" at the front of this book for explanation of how you can deliver the Notice and how to complete the dates and times and methods of delivery.

1. Fill in the Tenant(s) name(s) and Property Address.
2. This is the date the Notice is being delivered and by checking the appropriate box, how and at what time the Notice is being delivered. Since this is a "Day" Notice (explained in the "**Delivery of Notices**" section), the time delivered or Posted or Mailed isn't critical, but you should be as close as reasonably possible. The date can be any day of the month.
3. Fill in the Current Rent.
4. Write the amount of the Rent Increase.
5. Fill in the new Rent Amount.
6. Enter the date the Rent Increase goes into effect. Assuming the Rent is due on the 1st, this would be the 1st of the month, at least 90 days in the future. (94 days if Mailed only)
7. Calculate the Percentage of Rent Increase by dividing the Current Rent amount by the New Rent Amount and multiplying by 100.
8. Check the correct box regarding your exemption status, and if claiming the exemption, check the box for the type of exemption you're claiming.
9. Owner/Agent sign and date. Fill in the Owner/Agent contact information.

## Older editions:

- The most recent edition is "Rev. 2/22"
- Do not use older editions

## How to Remove Mold on Any Type of Drywall

*Continued from page 5*

### Should I Replace Moldy Drywall?

If you find mold on your drywall, you'll most likely need to get it replaced. Mold on drywall can indicate a deeper problem in the stud space behind your wall since it can penetrate the surface. In this case, you'll need to cut it out and replace the drywall in the affected and surrounding areas.

If your drywall is painted and you catch it early, mold usually can be scrubbed away using a natural cleaning solution like baking soda or, in severe cases, chemicals like bleach.

### How to Remove Mold on Painted Drywall

If you find mold on painted drywall, it's much easier to clean. Since paint provides a barrier on the drywall, the mold most likely hasn't penetrated the surface, meaning you just need a good cleaner and some elbow grease.

Before you start, make sure you identify the source of moisture causing the mold in the first place and fix the issue. Then, follow these steps to remove mold on painted drywall.



### Step 1: Make a Mold-Killing Solution

There's plenty of mold-killing cleaning agents available, ranging from chemical to natural alternatives. Here are a few options to choose from:

8

**Bleach:** Mix one part bleach with three parts water to offer a strong mold-killing solution. Be aware that bleach contains strong fumes that can be harmful to breathe in, so make sure your area is well ventilated.

**Baking Soda:** Combine one part baking soda added to five parts water. This is the mildest and safest cleanser to use which is perfect for those who have pets or children.

**Vinegar:** Mix vinegar with equal parts water to create a slightly stronger cleaning solution than the baking soda remedy above. It's also completely natural and safe when there are pets or children around, but the mixture does have a strong scent.

**Concrobium Mold Control:** This store-bought spray solution is made to remove mold and mildew while eliminating musty odors in the process. It also prevents regrowth by creating a protective barrier.

Depending on the severity of the mold on your drywall, you may want to opt for a stronger chemical solution like bleach or Concrobium Mold Control spray.

### Step 2: Ventilate the Room

If you opted for a stronger chemical solution like bleach, make sure you properly ventilate the room before you start spraying. Open all the doors and windows so you can air out the room of the toxic fumes.

### Step 3: Protect Surrounding Areas

To ensure you won't spill any chemicals or cleaning solutions on other surfaces, make sure to protect surrounding areas. Move any furniture and other items outside the room and cover the floor with a plastic drop cloth.

### Step 4: Spray the Mold With Your Solution

Once you've made necessary preparations, it's time to attack the mold. Use your spray bottle full of your chosen mold-killing solution and spray a little on the mold. Don't drench the area as additional moisture can make the mold on drywall worse or even damage your walls.

Spray once or twice to cover the moldy area. If the solution is running down the wall, you've sprayed too much.



### Step 5: Scrub the Moldy Area

After you've sprayed your solution, use a soft bristle brush or old toothbrush to scrub the area. You should scrub until you no longer see any visible mold splotches around the area. Make sure you don't scrub too hard and damage your wall.

### Step 6: Dry the Area

Once you've removed all visible mold from your drywall, make sure to dry the area thoroughly. Areas that are left wet or damp are a breeding ground for mold, so point a fan at the wall on full blast to help dry it quickly.

### Remove Mold on Unpainted Drywall

If you've discovered mold on unpainted drywall, the issue is much tougher to deal with since there was no protective barrier to help prevent mold from penetrating the wall.

In this case, you'll need to remove the affected and surrounding areas on drywall to replace it. First, make sure you stop the source of moisture and then follow these steps to remove mold on unpainted drywall and replace it.

#### Step 1: Protect the Surrounding Area

Start by moving all furniture, wall decor, and other items out of the room to give you space and ensure those items won't be affected by mold spores. Protect the floors with a plastic drop cloth.

#### Step 2: Cut Out the Moldy Drywall

Once you've protected the surrounding areas, use a stud finder to locate wooden support behind the wall to attach your new piece of drywall. Then, mark the area you plan to cut with a pencil, making sure to account for an additional two feet larger than the visible mold to ensure you get any mold you can't see.

Using a utility knife, cut out the section you marked. Do not use a power saw as this can agitate the mold and cause the spores to go airborne. Carefully remove the drywall and place it mold side up on the plastic cloth on the floor.



#### Step 3: Clean and Dry the Cavity

Using a mold-killing solution, like mold control spray, bleach, or vinegar, clean the cavity thoroughly. Once you've lightly sprayed the cavity and removed any mold that was behind the drywall, it's time to dry. Use an electric fan on high to ensure it dries completely.

#### Step 4: Dispose of the Moldy Drywall

While the cavity is drying, dispose of the moldy drywall that was placed on the plastic-covered floor. Wrap it up using the plastic drop cloth it was placed on and throw it away. Make sure it's tightly sealed so the disturbed spores won't spread.

#### Step 5: Fit and Secure the New Drywall

Once the cavity is dried thoroughly, replace the drywall with a new piece that is the same size as the one you cut out. Do this by measuring the missing sections of the drywall and cutting the new section to those exact measurements.

Attach the new piece of drywall with screws and apply a joint compound to patch the seams. Once it's dry, you can sand it down for a smooth finish.

#### Step 6: Clean the Room With a HEPA Vacuum

Lastly, use a high-efficiency particulate air (HEPA) vacuum to clean the room. This will help remove any mold spores that may have landed in the surrounding areas which could cause mold to reappear.

Spotting mold on drywall isn't ideal, but taking quick action to remove it will help ensure your tenants are living in a safe environment, usually outlined in a lease agreement. When there is just too much mold to remove on your own, seek professional help so your rental will be mold-free and fit for tenants.

# Welcome New and Returning ROA Members!

Chris & Kathy Jensen and Patti & Steve Shay

## Your ROA Board of Directors

**President:** Cindy Colter  
coltercindy@gmail.com (541) 404-8609

**Vice President:** Regina Gabbard  
regina@eledwardsrealty.com (541) 756-0347

**Secretary:** Jessica Webber  
jessica@advancedpropertygmt.biz

**Treasurer:** Dahla Allen  
dahlaallen@icloud.com

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regina@eledwardsrealty.com (541) 756-0347

**Position #1:** Maria Menguita  
malumeng@gmail.com

**Position #2:** Rebecca Jennings  
parksidevillagecoosbay@gmail.com

**Position #3:** Joan Mahaffy  
mahaffyje12@yahoo.com (541) 269-6562

**Position #4:** Danielle Eastwood-Swanner  
danielleswanner94@gmail.com

**Position #5:** Michelle Cantrell  
michelle@orbpm.com (541) 808-9040

**Position #6:** Vacant

Ever wonder what goes on at ROA Board meetings? Have any suggestions to share? Interested in joining the board? Bring your thoughts and/or ideas. Or just listen in and see what we're all about.

The ROA Board of Directors meets every month. Meetings are always open to members. Contact us for more information.



**roa-swo.com**

## Contact us at:

PO Box 1712  
Coos Bay OR 97420

info@roa-swo.com  
(541) 756-0347

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## In Case You Missed It: Landlord Bootcamp

September 23, 2023

It was a packed house at the North Bend Library as instructor, Tia Politi, whipped us into shape regarding all things Landlord/Tenant law and best practices. For 8 hours Tia reminded all attendees that Landlording is a business and taught them how to better manage their businesses to avoid costly mistakes. Breakfast snacks, lunch and class materials were provided. Everyone left with a wealth of knowledge. A fantastic course!



## Code of Ethics

Excerpt from the Bylaws of the Rental Owners Association of Southwestern Oregon

The objectives of this Association shall be:

- A. To unite, for their mutual good, rental housing owners, managers and/or their agents in the Southwestern Oregon area.
- B. To strive to maintain those standards of the residential rental industry which are of a high ethical and up-to-date business level.
- C. To stimulate cooperation among rental owners to the end that the best possible service will be rendered to the owners and renters.
- D. To provide appropriate information and educational opportunities on state/federal laws, rules/regulations, policies/procedures and rental housing management.
- E. To cooperate with other organizations having similar goals.



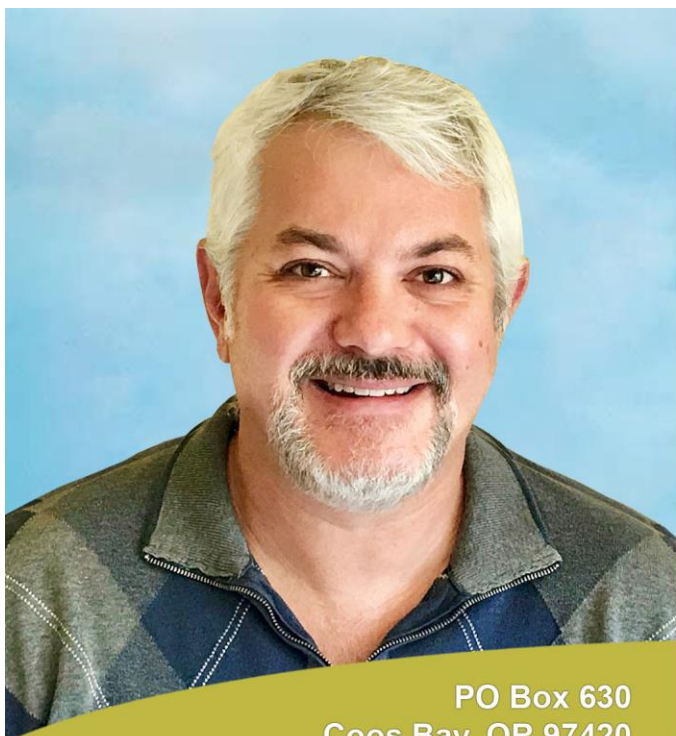




**RENTAL OWNERS  
ASSOCIATION OF  
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OREGON**

**PO Box 1712**

**Coos Bay OR 97420**



**PO Box 630  
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Phone: (541)756-2056  
assistant@pmtlaw.net**

## **Patrick M. Terry Attorney at Law**

**Representing Landlords on the  
Southern Oregon Coast since 2002**

As a landlord of 11 rental units, Patrick understands the needs of his clients and is eager to help.

He specializes in:

- Landlord/Tenant Law   - Real Estate   - Collections  
- Estate Planning       - Business       - Probate

\*Free 1-hr consultation only covers landlord/tenant matters. All other matters are subject to hourly charge. Inquire for details.



ROA SWO's attorney on retainer.  
Current members receive a **FREE**  
1-hour consultation annually, plus  
discounted rates for representation.