

# Oregon Pre-License Property Management Practice Exam (Sample)

## Study Guide



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**SAMPLE**

## **Questions**

- 1. What is the legal process called that involves the court-enforced removal of a lessee from a property?**
  - A. Constructive eviction**
  - B. Actual eviction**
  - C. Foreclosure**
  - D. Termination of lease**
- 2. If a tenant opts to terminate their rental agreement due to loss of essential services, what documentation might be necessary?**
  - A. A court order**
  - B. Proof of payment**
  - C. A termination notice**
  - D. Service completion reports**
- 3. What constitutes "tenant harassment" under Oregon law?**
  - A. Actions that intentionally interfere with a tenant's right to quiet enjoyment of the property**
  - B. Frequent property inspections**
  - C. Enforcing rules without notice**
  - D. Refusing to renew a lease**
- 4. What is the time limit for a tenant to file a complaint regarding a security deposit?**
  - A. 3 years**
  - B. 6 years**
  - C. 1 year**
  - D. 10 years**
- 5. Which essential service would likely require regular inspection and maintenance?**
  - A. Gas supply systems**
  - B. Refrigerators**
  - C. Smart home devices**
  - D. Parking spaces**

- 6. Which of the following is NOT a typical duty of a property manager?**
- A. Marketing the property**
  - B. Screening tenants**
  - C. Managing property insurance**
  - D. Collecting rent**
- 7. How should landlords in Oregon respond to bedbug infestations?**
- A. Ignore the problem**
  - B. Wait for tenant complaints**
  - C. Take immediate action to remediate**
  - D. Hire a pest control consultant**
- 8. Which of the following is NOT listed as an essential service?**
- A. Hot and cold running water**
  - B. Gas**
  - C. Refrigerator**
  - D. Dry cleaning services**
- 9. What is the significance of a government-issued photo ID in the tenant application process?**
- A. It confirms the tenant's credit history**
  - B. It verifies the tenant's identity**
  - C. It indicates the tenant's rental history**
  - D. It establishes employment background**
- 10. Which of the following is considered an essential service in a rental property?**
- A. Internet access**
  - B. Landline telephone service**
  - C. Light fixtures**
  - D. Home security system**

## **Answers**

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1. B
2. C
3. A
4. B
5. A
6. C
7. C
8. D
9. B
10. C

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## **Explanations**

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**1. What is the legal process called that involves the court-enforced removal of a lessee from a property?**

- A. Constructive eviction**
- B. Actual eviction**
- C. Foreclosure**
- D. Termination of lease**

The legal process that involves the court-enforced removal of a lessee from a property is known as actual eviction. This process occurs when a landlord takes legal action to regain possession of the property after a tenant has failed to comply with the lease terms, such as not paying rent or violating other lease provisions. In an actual eviction, the landlord typically must go through the court system to obtain a judgment that allows them to remove the tenant. This ensures that the eviction is conducted legally, following the proper procedures for notice and court hearings as required by state laws. Actual eviction is distinct from other forms of eviction such as constructive eviction, where the tenant may leave the property due to uninhabitable conditions created by the landlord's actions. In contrast, foreclosure refers to the process by which a lender takes possession of a property when the borrower defaults on their mortgage, which is not related to tenant-landlord relationships. Termination of lease simply refers to the end of a lease agreement, which may happen for various reasons, but it does not specifically imply a court-enforced removal.

**2. If a tenant opts to terminate their rental agreement due to loss of essential services, what documentation might be necessary?**

- A. A court order**
- B. Proof of payment**
- C. A termination notice**
- D. Service completion reports**

When a tenant decides to terminate their rental agreement due to the loss of essential services, such as heat, water, or electricity, a termination notice is a key piece of documentation. This notice serves as an official communication from the tenant to the landlord, indicating their intention to terminate the rental agreement. It ensures that the landlord is informed about the reasons for termination, which are typically grounded in health and safety concerns related to the lack of basic utilities. In this context, the termination notice should include information such as the specific essential service that has been lost, the duration of the loss, and the tenant's desire to end the lease. This document is important because it formally notifies the landlord, initiating any legal obligations they might have to address the situation, or to accept the tenant's decision to leave. While other forms of documentation might be relevant in broader contexts—for instance, proof of payment could be needed for certain claims, and service completion reports may come into play if understanding the timeline of repairs is necessary—none of these serve the immediate need for formal communication regarding termination as effectively as a termination notice does.

### 3. What constitutes "tenant harassment" under Oregon law?

- A. Actions that intentionally interfere with a tenant's right to quiet enjoyment of the property**
- B. Frequent property inspections
- C. Enforcing rules without notice
- D. Refusing to renew a lease

Under Oregon law, tenant harassment is defined as actions that intentionally interfere with a tenant's right to quiet enjoyment of the property. This concept is fundamental to landlord-tenant relationships, emphasizing the tenant's right to live peacefully and without undue disturbance in their rental unit. Harassment can include behaviors that disrupt a tenant's use and enjoyment of their living space, such as excessive notifications for entry without proper notice, or creating an environment of hostility. The law recognizes that tenants have a right to a safe and secure living environment, and any actions by a landlord that infringe upon that right can be categorized as harassment. Frequent property inspections, enforcing rules without notice, and refusing to renew a lease may not intrinsically constitute harassment as they can be conducted within the bounds of legal and contractual obligations, provided that they follow proper procedures and notice requirements. However, if done in a manner intended to intimidate or annoy the tenant, they could cross into harassment territory. Thus, the key aspect of the definition provided in the correct answer lies in the intentionality of the actions and their direct impact on the tenant's quiet enjoyment.

### 4. What is the time limit for a tenant to file a complaint regarding a security deposit?

- A. 3 years
- B. 6 years**
- C. 1 year
- D. 10 years

The correct answer is that a tenant has a time limit of 6 years to file a complaint regarding a security deposit. This timeframe corresponds to the statute of limitations for contracts in Oregon. It is important for tenants to be aware of this timeframe because failing to file a complaint within 6 years could result in losing the right to recover their security deposit. Understanding this time limit is essential for both tenants and property managers. Tenants need to act promptly if they believe their security deposit was handled improperly, while property managers must ensure they comply with all applicable laws regarding security deposits in order to avoid disputes and potential legal action. This 6-year duration provides a reasonable period for tenants to gather evidence and prepare their claims, ensuring that they are afforded adequate protection under the law. This information is vital in property management to foster good relationships between landlords and tenants by ensuring transparency and fairness in handling security deposits.

**5. Which essential service would likely require regular inspection and maintenance?**

**A. Gas supply systems**

**B. Refrigerators**

**C. Smart home devices**

**D. Parking spaces**

The gas supply systems are an essential service that necessitates regular inspection and maintenance due to the potential risks associated with gas leaks and the need for proper functionality. Ensuring that gas lines are leak-free and that appliances are working efficiently is crucial for both safety and compliance with local regulations. Regular inspections help identify any issues that could lead to dangerous situations, ensuring the well-being of residents and maintaining the integrity of the property. In contrast, while refrigerators and smart home devices do require upkeep, they do not typically entail the same level of risk or regulatory necessity as gas systems. Refrigerators may require occasional servicing, but they primarily operate under standard usage and don't carry the immediate danger that a compromised gas line would. Smart home devices may need updates or troubleshooting but generally do not require regular inspections in the same way that critical infrastructure services, like gas systems, do. Parking spaces usually do not require inspection for functionality or safety reasons unless there are underlying issues affecting the integrity of the surface. Therefore, the consistent and proactive maintenance of gas supply systems stands out as vital for safety and regulatory compliance.

**6. Which of the following is NOT a typical duty of a property manager?**

**A. Marketing the property**

**B. Screening tenants**

**C. Managing property insurance**

**D. Collecting rent**

The function of a property manager typically encompasses a variety of responsibilities related to the overall management of rental properties. Among these, marketing the property, screening tenants, and collecting rent are core duties essential for maintaining occupancy and ensuring smooth operations. Managing property insurance is not usually a direct responsibility of a property manager. While property managers may facilitate communication with insurance providers and provide the necessary information for policy management, the actual oversight and management of property insurance policies generally fall under the purview of the property owner or a designated insurance professional. Property managers focus more on the daily operational aspects, tenant interactions, and financial management related to rental income rather than the intricacies of insurance coverage and policies. Thus, this makes managing property insurance less typical as a duty of a property manager compared to the other options listed, which are fundamental aspects of property management.

**7. How should landlords in Oregon respond to bedbug infestations?**

- A. Ignore the problem**
- B. Wait for tenant complaints**
- C. Take immediate action to remediate**
- D. Hire a pest control consultant**

In Oregon, landlords are required to take immediate action to address bedbug infestations. This is important for several reasons, primarily the health and safety of tenants. Bedbugs can not only cause discomfort but also lead to mental distress for those affected. An immediate response demonstrates a landlord's commitment to maintaining a safe and habitable living environment, which is crucial in complying with state housing laws. Taking quick action to remediate the issue minimizes the potential for spreading the infestation to other units or neighboring properties, which can create a larger problem that is more difficult and costly to control. It also helps build trust between landlords and tenants, as prompt attention to pests shows that the landlord is proactive and responsible. While hiring a pest control consultant can certainly be part of the response, it must be done in conjunction with immediate action, rather than waiting for tenant complaints or ignoring the issue. Simply awaiting tenant reports may delay the necessary steps for effective pest control, and ignoring the problem can lead to severe consequences both for the tenants and the property itself.

**8. Which of the following is NOT listed as an essential service?**

- A. Hot and cold running water**
- B. Gas**
- C. Refrigerator**
- D. Dry cleaning services**

The option indicating dry cleaning services is the correct choice as it is not considered an essential service. Essential services typically encompass those amenities and utilities necessary for a household to function safely and healthily. They generally include hot and cold running water, gas for heating and cooking, and in some contexts, the availability of appliances like refrigerators, which are crucial for food preservation and safety. Dry cleaning services, on the other hand, are not vital for basic living needs. They are an added convenience that many people may use for maintaining their clothing, but they do not affect the day-to-day health and safety of tenants in the way that essential services do. Thus, when evaluating what constitutes an essential service, dry cleaning is categorized as a non-essential luxury.

**9. What is the significance of a government-issued photo ID in the tenant application process?**

- A. It confirms the tenant's credit history**
- B. It verifies the tenant's identity**
- C. It indicates the tenant's rental history**
- D. It establishes employment background**

A government-issued photo ID is crucial in the tenant application process primarily because it serves to verify the tenant's identity. This step is essential for property management as it helps ensure that the person applying for the rental property is indeed who they claim to be. Verifying identity is a fundamental aspect of establishing trust and security in rental agreements, aiming to prevent fraudulent applications and ensure that the tenant is accountable under the lease. While other documents may address different aspects of a tenant's qualifications, such as credit history, rental history, or employment background, none are as direct for confirming identity as a government-issued photo ID. This makes it a standard and important requirement when processing tenant applications, reinforcing the integrity of the renting process.

**10. Which of the following is considered an essential service in a rental property?**

- A. Internet access**
- B. Landline telephone service**
- C. Light fixtures**
- D. Home security system**

In the context of rental properties, essential services are those necessary for maintaining health and safety standards for tenants. Light fixtures fall under this category because they provide essential illumination within living spaces, allowing tenants to navigate their homes safely and carry out daily activities. Adequate lighting is crucial, especially in common areas and entrances, to prevent accidents and ensure a safe environment. On the other hand, internet access, landline telephone service, and home security systems, while beneficial and often expected by tenants, are not categorized as essential services by law. They may enhance a tenant's quality of life and provide convenience, but they do not have the same critical role in ensuring the basic livability of a rental property as functional light fixtures do. This distinction is important for both landlords and tenants to understand, as it impacts their obligations and expectations regarding property maintenance and tenant comfort.