

ORCAS HOUSING RESOURCE GUIDE

FINDING A RENTAL

What to Prepare

- ✓ **Personal/professional references** with contact info
- ✓ **Proof of income** (paystub, bank statement, etc.)
- ✓ **Photo ID**
- ✓ **Rental history** (former addresses and landlord contact)
- ✓ **Completed application**
- ✓ **Reliable contact info**—be sure to respond promptly!

Where to Look

Facebook: Orcas Island Housing & Space Rentals Group
Craigslist: Skagit/Island section (stay alert to avoid scams)
Island Asset Management: 360-376-2204
Orcas Hub: orcashub.org
Bulletin Boards: located at Eastsound & Olga Post Offices, Island Market, Ace Hardware, Ray's Pharmacy
Word of mouth: friends, coworkers, local businesses
Create your own ad: Facebook, OrcasHub, bulletin boards
OPAL Apartments:
Applications available at the Resource Center, 3-5yr waitlist
Real Estate Rentals/San Juan Islands Property Management:
www.rentsanjuanislands.com

OPAL APARTMENTS



April's Grove

45 rental townhomes located across the street from the Funhouse Commons
852 N. Beach Rd
360.622.2011
aprilsgrove@ad-west.com



Reddick Apartments

5, 1-bed & 2, 3-bed units located in two buildings
286 Enchanted Forest Rd
360.376.3191
office@opalclt.org

Lavender Hollow

22 units in 8 buildings with laundry facilities on site
38 Orion Ln
360.376.5479
lavender.hollow@ad-west.com

Northern Heights Apartments

Located across from the library offers 12 year-round affordable rental units
418 Pine St
360.622.2011

OPAL COMMUNITY LAND TRUST

In addition to rental housing, OPAL constructs and renovates homes, and facilitates access to financing for home purchase. Currently OPAL has 110 permanently affordable ownership homes.

360.376.3191
office@opalclt.org



LONGHOUSE APARTMENTS



Sixteen 1-bedroom units located in the heart of Eastsound housing low-income seniors and disabled individuals of any age.

236 Prune Alley
360.376.2023
orcas-longhouse@ad-west.com

RIGHTS & RESPONSIBILITIES

Landlords

Advertising Rentals

Required to disclose screening criteria and application costs
Illegal to discriminate by: race, religion, gender, disability, family status, LGBTQ+ identity
Source of income discrimination is illegal (income from public benefit or subsidy)

Lease/Rental Agreement Essentials

Length of tenancy or month to month
Rent cost and payment schedule
Deposit amount and any additional costs (utilities, parking, etc.)
Walk Through Checklist - inventory and condition of unit and/or furnishings and appliances

Deposits

Walk-through and documented checklist required; lease required
Must return deposit within 30 days
Statement of deductions required if any deposit withheld
Cannot deduct for normal wear and tear

Rent Increases

Requires 90 days written notice
Capped at 7% plus inflation or 10%, whichever is less, 5% for manufactured homes
Some rentals are exempted (units shared w/landlord, subsidized housing, newer construction)

Repairs & Maintenance

Must comply with city, county, and state building and health codes
Maintain electrical, plumbing, heating systems, and appliances in good working order
Provide adequate locks and keys
Provide fire safety information, including smoke detectors and who maintains them
Repair timelines:
24 hours – heat, hot/cold water, life/safety issues
72 hours – plumbing/appliance problems
10 days – other repairs

Early Termination of Tenancy

Legal advice recommended due to complexity
Eviction requires “good” legal reason and written notice

Tenants

Lease Agreements

Must be written, signed, and dated
Month to month lease can be verbal unless a deposit is required
Document rental condition with photos/videos pre-move-in

Rent and Fees

First/Last month payments documented separately from deposit
Additional fees must be disclosed and included in lease
If you pay in cash, request a receipt

Tenant Screening

Landlord must disclose screening criteria and agency used
Right to a free copy of report if rejected
Screening fees can be charged to tenant only if landlord has it in writing before being charged

Deposits

Move-In Checklist required; describe cleanliness of unit, any existing damage, and condition of walls, floors, furniture, appliances, etc
Written disclosure of where deposit is held required
Landlord must provide receipt

Repairs

Send request **in writing** with description of repairs needed/conditions that are unsafe or unhealthy—keep a copy and take note of date received
Do not withhold rent to demand repairs; Landlord can give you a 14-day pay or vacate notice
Paying rent on time maintains your “right to repair”
If issue is not resolved within required timeframe, options include (seek legal advice before proceeding):

- Send a follow-up written notice
- Initiate legal action (e.g., small claims court)
- Move out
- Repair-and-deduct where legally permitted

Rent Increases

Refer to landlord section

Ending a Lease

Expired lease goes month-to-month by default
Must provide written notice 20 days before end of lease or rental period
Landlord must have just cause to terminate a lease
Deposit must be returned within 30 days of move-out
Written explanation required if deposit withheld
Specific protections apply in domestic violence and harassment cases

Disability Accommodation

Right to reasonable accommodation without additional fees
Tenant may pay for structural modifications if needed

LEGAL DISPUTES

Small claims court resolves financial disputes over rent, deposits, and damages.

File discrimination complaints with:
WA Human Rights Commission, HUD



Orcas Community Resource Center
PO Box 931
374 North Beach Road
Eastsound, WA 98245
info@orcascrc.org | 360.376.3184

SOURCES:

www.washingtonlawhelp.org
San Juan County website: www.sanjuancountywa.gov

The information provided is the result of multiple housing focus group discussions. While efforts have been made to ensure accuracy, all facts should be independently verified.