

14/30 DAY NOTICE OF TERMINATION FOR CAUSE

TENANT(S): _____ DATE: _____
(AND ALL OTHER OCCUPANTS)

ADDRESS: _____ UNIT: _____
CITY: _____ STATE: _____ ZIP: _____

You are hereby notified that you are in material noncompliance with your Rental Agreement, and/or in violation of ORS 90.325, in the following manner (specify all violations):

At least one possible remedy for the above default(s) is:

Said violations and/or non-compliance must be remedied by midnight (the end of the day) on (Date) _____. (14 days from the date of service described below, not including additional days for mailing)

If you fail to remedy said violations by the foregoing time and date, your Rental Agreement will terminate at midnight (the end of the day) on (Date) _____. (30 days from the date of service described below, not including additional days for mailing)

Pursuant to ORS 90.392, if substantially the same act or omission which caused this notice to be given recurs within six (6) months following the date of this notice, your Landlord/Agent may terminate your Rental Agreement upon at least ten (10) days' written notice specifying the breach and the date of termination.

Warning Notice: The act(s) or omissions(s) described above violate your Rental Agreement. Your landlord may choose to terminate your tenancy at the end of the fixed term if there are three or more violations of your Rental Agreement within in a 12-month period preceding the end of the fixed term. Correcting the third or subsequent violation is not a defense to this type of termination.

If the recipient is a veteran of the armed forces, assistance may be available from a county veterans' services officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service. Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now.

Visit www.cfpb.gov/eviction

Eviction for nonpayment of rent, charges and fees that accrued on and after April 1, 2020, and before June 30, 2021, is not allowed before February 28, 2022. Information regarding tenant resources is available at www.211info.org.

SERVICE METHOD (CHECK APPLICABLE BOX):

☐ **Personally delivered** to tenant on (Date) _____ at (Time) _____

☐ **Mailed to tenant** via first class mail on (Date) _____. (Add a minimum of four days to both the cure period and termination period specified above for mailing, including the date mailed)

☐ **Mailed to tenant** via first class mail, **with a second notice copy attached** in a secure manner to the main entrance to that portion of the premises of which the tenant has possession, on (Date) _____

LANDLORD/AGENT: _____
LANDLORD’S ADDRESS: _____
LANDLORD’S TELEPHONE: _____
COPIED TO: _____

Landlord’s (or Agent’s) Signature

Date

THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS TO PROTECTION AGAINST EVICTION FOR NONPAYMENT.

For information in Spanish, Korean, Russian, Vietnamese or Chinese, go to the Judicial Department website at www.courts.oregon.gov.

If you have applied for emergency rental assistance, then you may be protected from eviction for nonpayment of rent as long as your application is pending with the rental assistance provider. To qualify for this protection, no later than June 30, 2022, you must give your landlord documentation of your rental assistance application at or before your first appearance in court. The protection from eviction for nonpayment of rent applies until your application is no longer pending, but no later than September 30, 2022. Do not miss an eviction court date, even if you believe your eviction should not be moving forward.

Documentation of your application for rental assistance can be provided by any reasonable method, including by sending a copy or photograph of the documentation to your landlord by electronic mail or text message. "Documentation" includes electronic mail, a screenshot or other written or electronic documentation verifying the submission of an application for emergency rental assistance.

To apply for rental assistance before June 30, 2022, go to www.oregonrentalassistance.org, dial 211 or go to www.211info.org.

To find free legal assistance for low-income Oregonians, go to www.oregonlawhelp.org.