

NOTICE OF TERMINATION WITH CAUSE

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NAME(S): _____ et al (and all others)

ADDRESS: _____ UNIT: _____

CITY: _____ STATE: _____ ZIP: _____

DATE: _____ TIME POSTED & MAILED: _____ **OR** TIME PERSONALLY SERVED ON RESIDENT: _____ **OR** TIME MAILED: _____

You are hereby given notice that we are terminating your tenancy on _____ (not less than 30 days [33 days if served by mail only] from date of service). This notice is being given because of a violation of (1) your rental agreement, (2) tenant duties specified in ORS 90.325, or (3) your obligation to pay rent, as follows:

If this violation can be cured, you must cure it by _____. * If you satisfactorily cure the violation, your agreement will not terminate. If you do not satisfactorily cure the violation, your rental agreement will terminate on the date set forth above and you must vacate the premises by that date.

One possible remedy of this violation is: _____

*If the violation is ongoing, the remedy date must be at least 14 days [17 days if the notice is served by mail only] from the date of service. If the violation was conduct that was a separate and distinct act that is not ongoing or sufficiently repetitive over time that it could be considered ongoing, the date can be as early as the date of delivery of the notice [or 3 days from the date of service if served by mail only].

If remedied and substantially the same act or omission which caused this notice to be given recurs within six (6) months, the Owner/Agent may terminate the rental agreement upon ten (10) days' written notice specifying the violation and the date of termination of the rental agreement as provided by ORS 90.

Landlord does not waive the right to terminate tenancy by simultaneously or subsequently served notices.

Owner/Agent
Telephone: _____