301

NOTICE OF TERMINATION

TENANT NAME(S): _____ *and all other occupants*

RENTAL ADDRESS: _____ UNIT# _____

CITY: _____ STATE: _____ ZIP: _____

○ Personally delivered to tenant on ___ ___ ___ at ___:___ am/pm
Circle one

○ Mailed to tenant(s) via first class mail on ___ ___ ___ *(Add a minimum of three days to the termination date below for mailing, not 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 ___ ___ ___.

The undersigned Landlord or agent hereby notifies you that the tenancy in the above-described premises now existing between you and your landlord shall be and is terminated at 11:59pm the end of the day on :

○ ___ ___ ___ (Insert Date) You are in the first year of occupancy on a month to month tenancy or your fixed term lease has a specified ending date that falls within the first year of occupancy- minimum 30 days notice not including additional days for mailing.

○ ___ ___ ___ (Insert Date) You are on a fixed term tenancy and the specified ending date falls after the first year of occupancy and you have received three warning notices of violation within the preceding 12 month identifying the following violations of the rental agreement (identify tenant act/ommissions that constituted the violation)-minimum 90 days notice not including additional days for mailing/for fixed term not sooner than the specified ending date of the fixed term.: _____

_____

_____

_____

○ ___ ___ ___ (Insert Date) You are on a month to month tenancy or fixed term tenancy and your landlord claims the following qualifying reason (check below as appropriate)-minimum 90 days notice not including additional days for mailing/for fixed term not sooner than the specified ending date of the fixed term.

○ Landlord intends to demolish the dwelling unit or convert the dwelling unit to use other than residential use within a reasonable time. _____ (description of supporting facts, e.g. filed a request to demolish, engaged an architect/developer to develop the property).

○ Landlord intends to undertake repairs or renovations to the dwelling unit within a reasonable time and the premises are ○ unsafe/unfit for occupancy or ○ will be unsafe/unfit for occupancy during the repairs or renovation. The conditions that make the dwelling unit unsafe/unfit for occupancy are: _____

_____

or the renovations/repairs that will make the dwelling unit unfit/unsafe for occupancy are: _____

_____

_____

○ Landlord intends for the Landlord or a member of the Landlord's immediate family to occupy the dwelling unit as a primary residence and does not own a comparable unit in the same building that is available for occupancy at the same time that the tenant receives notice to terminate the tenancy. _____ (description of supporting facts, e.g. my mother in law is moving into the dwelling unit for health considerations).

○ Landlord has accepted an offer to purchase the dwelling unit separately from any other dwelling unit from a person who intends in good faith to occupy the dwelling unit as the person's primary residence and has provided this notice and written evidence of the offer to purchase the dwelling unit not more than 120 days after accepting the offer to purchase. _____ (description of supporting facts, e.g. the buyer has told me they intend to live in the dwelling unit).

○ Landlord has an ownership interest in more than 4 residential dwelling units and enclosed herewith is not less than one month's periodic rent. *Unless the dwelling unit is in the City of Portland

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.

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

X_____ _____

Landlord/Owner/Agent Date Landlord/Owner/Agent's telephone

_____ Copied to: _____

Landlord/Owner/Agent's address

EQUAL HOUSING OPPORTUNITY

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