

# NOTICE OF TERMINATION (FOR CAUSE)



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 cure/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 \_\_\_\_ \_\_\_\_ \_\_\_\_ at \_\_\_\_:\_\_\_\_ am/pm  
Circle one

Pursuant to ORS Chapter 90, you are hereby notified that you are in material noncompliance with your Rental Agreement, and/or in violation of the Oregon Residential Landlord and Tenant Act, in the following manner (specify all violations): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You have the right to cure the above listed violation(s). One possible cure for the above violation(s) is listed below, if more than one cure is listed they are separate and distinct: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Said violations and/or noncompliances must be remedied by midnight-the end of the day on \_\_\_\_ \_\_\_\_ \_\_\_\_ (**must be a minimum of 14 days, not including extra days required when service is only done by first class mail**). 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 \_\_\_\_ \_\_\_\_ \_\_\_\_ (**must be a minimum of 30 days, not including extra days required when service is only done by first class mail**). If you complete the aforesaid remedies by midnight-the end of the day on \_\_\_\_ \_\_\_\_ \_\_\_\_ your Rental Agreement will not terminate on \_\_\_\_ \_\_\_\_ \_\_\_\_.

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, the Owner/Agent may terminate the Rental Agreement upon at least ten (10) days' written notice specifying the breach and the date of termination of the Rental Agreement as provided by ORS 90.

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

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.

**WARNING NOTICE:** The defaults or conduct set forth in this notice constitute a violation of your Rental Agreement. If your tenancy is a fixed-term tenancy, your Landlord may choose to terminate the tenancy at the end of the fixed term if there are three violations of your Rental Agreement within the twelve (12) month period preceding the end of the fixed term. Correcting the third or subsequent violation is not a defense to such a termination.

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

\_\_\_\_\_  
Landlord/Owner/Agent's address Copied to: \_\_\_\_\_

