

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 11:59 pm -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 11:59 pm 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 11:59 pm 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.

X

Landlord/Owner/Agent

Date

Landlord/Owner/Agent's telephone

Landlord/Owner/Agent's address

Copied to:



NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public