307

NOTICE OF TERMINATION (OUTRAGEOUS CONDUCT)

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 ___ ___ ___.

YOU ARE HEREBY NOTIFIED THAT your right to occupy the premises described above (a.k.a., the "rental address") will terminate at 11:59 pm-end of the day on ___ ___ ___ ***(must be a minimum of 24 hours, not including extra days required when service is only done by first class mail)*** and that you must vacate the premises by said deadline because (check applicable box(es)):

○ You, someone in your control or your pet seriously threatened to inflict a substantial personal injury, or have/has actually inflicted a substantial personal injury upon a person other than the tenant.*

○ You, someone in your control or your pet inflicted a substantial personal injury upon a neighbor living in the immediate vicinity of the premises.*

○ You, or someone in your control, recklessly endangered another person on the premises (other than the tenant) by creating a serious risk of substantial personal injury. *

○ You, someone in your control or your pet(s) have intentionally inflicted substantial damage to the premises, or your pet has inflicted substantial damage to the premises on more than one occasion .*

○ You intentionally provided substantial false information on your tenancy application within the past year. This information pertained to a criminal conviction of the tenant, would have been material to the landlord's acceptance of your application, and was discovered by the landlord within the past thirty days. *

○ You, or someone in your control committed an act which is outrageous in the extreme, which may include, but is not limited to the following: (1) Prostitution or promotion of prostitution; (2) Manufacture, delivery or possession of a controlled substance (excepting for lawful medical marijuana, possession of or delivery for no consideration of, less than one avoirdupois ounce of marijuana, or possession of prescription drugs); (3) Intimidation, as described in ORS 166.165; and/or (4) Burglary, as described in ORS 164.225.*

* in that you/they/it have (specify exact nature of violation): _____

_____

_____

_____

NOTICE: YOU MAY HAVE A RIGHT TO CURE: If the cause for termination is based upon the acts of your pet, you may cure the cause and avoid termination of the tenancy by removing the pet from the premises prior to the termination time and date set forth above. If you timely remove the pet and avoid termination, your tenancy may be terminated with at least 24 hour written notice with no right to cure if you return the offending pet to the premises.

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 (a) this notice states that the defaults or conduct are curable, as set forth in this notice, and (b) your tenancy is a fixed-term tenancy, then (c) 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 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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