

14/30 DAY NOTICE OF TERMINATION FOR CAUSE

TENANT(S): _____ DATE: _____
(AND ALL OTHER OCCUPANTS)

ADDRESS: _____ UNIT: _____
CITY: _____ STATE: _____ ZIP: _____

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):

At least one possible remedy for the above default(s) is:

Said violations and/or non-compliance must be remedied by midnight (the end of the day) on (Date) _____. (14 days from the date of service described below, not including additional days for mailing)

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 (Date) _____. (30 days from the date of service described below, not including additional days for mailing)

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. Please be advised that you remain liable for rent through the date of termination.

SERVICE METHOD:

___ **Personally delivered** to tenant on (Date) _____ at (Time) _____

___ **Mailed to tenant** via first class mail on (Date) _____ (Add a minimum of four days to both the cure period and termination period specified above for mailing, 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 (Date) _____

LANDLORD/AGENT: _____

LANDLORD'S ADDRESS: _____

LANDLORD'S TELEPHONE: _____

COPIED TO: _____

Landlord's (or Agent's) Signature

Date