24 HOUR NOTICE OF TERMINATION

TENANT(S): _____ DATE:_____
(AND ALL OTHER OCCUPANTS)
ADDRESS: _____ UNIT: _____
CITY: _____ STATE: _____ ZIP: _____

YOU ARE HEREBY NOTIFIED THAT your right to occupy the premises described above will terminate at the date and time specified below and that you must vacate the premises by said deadline or your landlord will retake possession of the premises as permitted by ORS 105.105 to 105.168 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 or delivery of a controlled substance (excepting for lawful medical marijuana, delivery of less than an ounce of marijuana for no consideration, 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 below. If you timely remove the pet and avoid termination, your tenancy may be terminated with at least 24 hour notice if your pet returns 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.

SERVICE METHOD:

____ **Personal service/delivery.** Your rental agreement will terminate on (Date)_____ at 11:59pm unless you have a right to cure this notice and you have cured the notice by that time.

____ **First Class Mail.** The time limit for this notice terminating your tenancy has been extended by at least four days including the date this notice was mailed. Your rental agreement will terminate on (Date)_____ at 11:59pm unless you have a right to cure this notice and you have cured the notice by that time.

____ **Post and Mail.** Your rental agreement allows for service by attachment to the main entrance of the dwelling and mail. Your rental agreement will terminate on (Date)_____ at 11:59pm unless you have a right to cure this notice and you have cured the notice by that time.

PREVIEW ONLY

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LANDLORD/AGENT: _____

LANDLORD'S ADDRESS: _____

LANDLORD'S TELEPHONE: _____

COPIED TO: _____

_____ _____

Landlord's (or Agent's) Signature Date

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