



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

# OREGON NOTICE OF VIOLATION



DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_  
RESIDENT NAME(S) \_\_\_\_\_  
UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**WARNING:** Your Rental Agreement, the rental rules and regulations, and the landlord-tenant laws require all residents to follow basic rules to protect the safety and quiet enjoyment of all residents, prevent damage to property and retain a quality rental community. It has come to our attention that you are not complying with the following:

**NATURE OF VIOLATION** (check all that apply):

- |                                                                   |                                                                         |                                                                 |
|-------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Disturbances                  | <input checked="" type="checkbox"/> Unit needs to be cleaned            | <input checked="" type="checkbox"/> Unauthorized occupant/guest |
| <input checked="" type="checkbox"/> Damage to property            | <input checked="" type="checkbox"/> Satellite dish                      | <input checked="" type="checkbox"/> Other                       |
| <input checked="" type="checkbox"/> Unsightly patio/balcony/porch | <input checked="" type="checkbox"/> Unauthorized window coverings/signs |                                                                 |

Date & Time of Violation: SAMPLE

Location of Violation: SAMPLE

Describe Violation:

SAMPLE

Describe Cure:

SAMPLE

The violation(s) is/are (check which applies):

- ☒ a separate and distinct violation  
☒ a series or group of violations  
☒ a continuous or ongoing violation

This notice was served on the date set forth above (check which applies):

- ☐ Personally on the Resident at \_\_\_\_\_ (time)  
☐ If the written Rental Agreement allows, posted on the main entrance to the dwelling unit and mailed first class mail  
☐ Mailed first class mail only

We hope it was simply an oversight on your part that resulted in the violation(s). However, you are required to discontinue the conduct listed above or correct the violation(s) immediately. Failure to discontinue the conduct, or correct the violation(s), or any reoccurrence of the conduct/violation(s) listed above, may result in termination of your tenancy pursuant to ORS 90.392, 90.398, 90.405 or 90.630.

For a continuous or ongoing violation, this notice will remain effective for 12 months and may be renewed with a new warning prior to the end of the 12-month period.

**WARNING NOTICE:** The conduct described above is a violation of your Rental Agreement. Owner/Agent may choose to terminate your tenancy at the end of the fixed term if there are three or more violations within a 12-month period preceding the end of the fixed term. Correcting the third or subsequent violations is not a defense to termination under ORS 90.427(7).

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_