



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

**END OF TENANCY NOTICE**  
FIRST YEAR OF OCCUPANCY ONLY  
MONTH-TO-MONTH OR NON-RENEWAL OF LEASE



DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_  
RESIDENT NAME(S) \_\_\_\_\_  
UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_ also all other Occupants or persons unknown claiming any right or interest in the Premises.  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**NOTICE ISSUED DURING FIRST YEAR OF OCCUPANCY\***

(\*FIRST YEAR OF OCCUPANCY\* INCLUDES ALL PERIODS IN WHICH ANY OF THE RESIDENTS HAS RESIDED IN THE UNIT FOR ONE YEAR OR LESS.)

Pursuant to Oregon landlord/tenant law, **THIS IS YOUR 30-DAY NOTICE OF THE OWNER/AGENT'S INTENT TO TERMINATE YOUR TENANCY.**

- This notice has been served personally. Your tenancy will terminate at least 31 days later at 11:59 p.m. on \_\_\_\_\_ DATE \_\_\_\_\_.
- or**
- If written rental agreement allows, this notice has been served by posting on the main entrance door of the dwelling unit and mailed first class mail. Your tenancy will terminate at least 31 days later at 11:59 p.m. on \_\_\_\_\_ DATE \_\_\_\_\_.
- or**
- This notice has been served by first class mail only and the termination date is extended by four days including the date mailed. Your tenancy will terminate at least 34 days later at 11:59 p.m. on \_\_\_\_\_ DATE \_\_\_\_\_.
- Section 8 Housing Choice Voucher: Notice served by one of the methods listed above and copy mailed to Public Housing Agency the same day.

OPTIONAL: Owner/Agent may, but is not required to, include an explanation of the reason(s) for the termination. If an explanation is included, this notice is still given without stated cause, Resident does not have a right to cure the reason(s) for the termination and Owner/Agent need not prove the reason(s) for the termination in a court action.

Reason(s) for termination: SAMPLE

**WARNING: DO NOT USE THIS FORM IF THE LOCAL JURISDICTION IN WHICH THE PROPERTY IS LOCATED HAS DIFFERENT TERMINATION REQUIREMENTS.**

**ACCOUNTING - ESTIMATED**

For the period of SAMPLE thru SAMPLE  
DATE DATE

Estimated rent \$ SAMPLE

Other SAMPLE \$ SAMPLE

Due date SAMPLE

For the period of SAMPLE thru SAMPLE  
DATE DATE

Estimated rent \$ SAMPLE

Other SAMPLE \$ SAMPLE

Due date SAMPLE

If Resident, without legal justification, fails to vacate on the date set forth above, Owner/ Agent may recover any actual damages resulting from Resident holding over. These damages may include, but are not limited to: (i) the value of any rent accruing from the expiration or termination of the Rental Agreement until Owner/Agent knows or should know that Resident has relinquished possession of the unit; (ii) loss of rent due to delays in delivering possession to a new resident; (iii) any amounts owed to a new resident because of any delays in Owner/Agent's ability to provide possession; (iv) the costs of Owner/Agent's employee time dealing with the delayed delivery of possession; and (v) costs imposed by contractors and other vendors rescheduling their work.

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

If the recipient of this document is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veteran's service officer and community action agency may be obtained by calling a 2-1-1 information service.