MULTIFAMILY NW
The Association Promoting Quality Rental Housing

OREGON

# 13-DAY NOTICE OF TERMINATION FOR NONPAYMENT OF RENT

EQUAL HOUSING OPPORTUNITY

DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____ _____ _____

_____ _____

also all other Occupants or persons unknown claiming any right or interest in the Premises.

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

SAMPLE

**This is to inform you that your rent is now more than four (4) days past due. This is your 13-Day written notice to pay your past due rent or your Rental Agreement will terminate as provided by Oregon Landlord / Tenant law.**

Rent Amount Due $ SAMPLE. You must pay only this amount to avoid termination. However, you remain responsible for all charges and past due rent.

SAMPLE

☒ **If this box is checked, your Rental Agreement requires payment by means other than a personal check, third-party check, or multiple checks. Electronic payment, money order, or certified check preferred.**

☒ This Notice has been served by personal delivery.
Your rent payment must be paid by 11:59 p.m. on SAMPLE (DATE) or your tenancy will terminate automatically without further notice.
**or**

☒ If written Rental Agreement allows, this Notice has been served by posting on the main entrance door of the unit and mailed first class mail.
Your rent payment must be paid by 11:59 p.m. on SAMPLE (DATE) or your tenancy will terminate automatically without further notice.
**or**

☒ If allowed by an addendum to your rental agreement that was executed after occupancy of the premises began, which specifies all required disclosures including the email addresses where both Owner/Agent and Resident(s) agree to send and receive email service of notices, this Notice has been served by email and first class mail. Your rent payment must be paid by 11:59 p.m. on SAMPLE (DATE) or your tenancy will terminate automatically without further notice.
**or**

☒ This Notice has been served by first class mail only and the effective date is extended by four days including the date mailed. Your rent payment must be paid by 11:59 p.m. on SAMPLE (DATE) or your tenancy will terminate without further notice.

**Owner/Agent: Please note additional service requirements for subsidized residents as listed in "Subsidized Residents Only" section below.**

☒ Section 8 Housing Choice Voucher

Make payment to: SAMPLE

WARNING NOTICE: The conduct described above is a violation of your Rental Agreement. If you cure this violation as provided above, 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).

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**Statement of Account** (Informational Purposes Only)

| | | |
|---|---|---|
| Past Due Rent | SAMPLE | $ SAMPLE |
| Late Charges | SAMPLE | $ SAMPLE |
| Other | SAMPLE | $ SAMPLE |
| Other | SAMPLE | $ SAMPLE |
| Other | SAMPLE | $ SAMPLE |
| Other | SAMPLE | $ SAMPLE |
| Other | SAMPLE | $ SAMPLE |
| **Total Outstanding Amount** | | **$ SAMPLE** |

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE SAMPLE

EMAIL SAMPLE

**SUBSIDIZED RESIDENTS SEE DISCLOSURES**

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.

## SUBSIDIZED RESIDENTS ONLY

**HUD DISCLOSURES**

If you remain in the leased unit on the date specified for termination, Owner/Agent will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten (10) days within which to discuss this eviction with Owner/Agent. This 10-day period commences on the earlier of the day this Notice is hand-delivered to your unit or the day after it is mailed. The discussion period does not extend the date for termination. The amount of rent due was calculated as of the date of this Notice. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

**ADDITIONAL SERVICE REQUIREMENTS**

**SECTION 8 VOUCHERS:** Notice served by one of the methods listed above AND copy mailed to Public Housing Agency the same day.

**HUD (PROJECT BASED):** Notice served by one of the methods listed above, AND mailed to Unit, AND

1. Attempt to serve the Notice personally to any adult answering the door. If unable to do that:
2. Attempt to slide the Notice through the door (mail slot) or under the door. If unable to do that:
3. Post the Notice on the door at eye level.

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

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# NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

**THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT**

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See www.courts.oregon.gov/forms/Pages/landlord-tenant. for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to oregonlawhelp.org/association-legal-aid-programs-oregon to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public

## Aviso sobre desalojo por impago de alquiler

**Este es un aviso importante sobre los recursos que le pueden ayudar si está enfrentándose a un posible desalojo por impago de alquiler.**

Debe cumplir con los plazos indicados en el aviso por impago del alquiler, de lo contrario podría perder su vivienda.

Es posible que haya servicios de ayuda y apoyo con el pago del alquiler. Llame al 2-1-1 o visite www.211info.org para encontrar un proveedor local de servicios.

Si tiene hijos menores de 1 año viviendo con usted y, a través de Medicaid, ha recibido aprobación de servicios de asistencia para el alquiler, es posible que se pueda retrasar el desalojo. Consulte el siguiente sitio web para obtener más información: www.courts.oregon.gov/forms/Pages/landlord-tenant.

El posible que los arrendatarios de bajos ingresos económicos puedan conseguir asesoría legal gratuita o de bajo costo si se comunican con una organización de asesoría jurídica. Visite el sitio web indicado a continuación para encontrar una oficina cercana a usted: oregonlawhelp.org/association-legal-aid-programs-oregon. El Colegio de Abogados del Estado de Oregón (*Oregon State Bar*) brinda información sobre los programas de asesoría jurídica en: www.osbar.org/public.

## Thông báo về việc trục xuất ra khỏi nhà vì không trả tiền

**ĐÂY LÀ THÔNG BÁO QUAN TRỌNG VỀ NƠI BẠN CÓ THỂ NHẬN ĐƯỢC SỰ TRỢ GIÚP NẾU BẠN ĐANG PHẢI ĐỐI MẶT VỚI NGUY CƠ BỊ TRỤC XUẤT RA KHỎI NHÀ VÌ KHÔNG THANH TOÁN TIỀN THUÊ NHÀ.**

Bạn phải tuân thủ thời hạn được nêu trong thông báo không thanh toán, nếu không bạn có nguy cơ mất nhà.

Có thể có dịch vụ hỗ trợ và trợ giúp thuê nhà. Hãy gọi 2-1-1 hoặc truy cập www.211info.org để tìm nhà cung cấp dịch vụ địa phương.

Nếu bạn có con dưới 1 tuổi sống cùng và bạn đã được chấp thuận cho thuê hỗ trợ thông qua Medicaid, bạn có thể trì hoãn việc trục xuất. Xem www.courts.oregon.gov/forms/Pages/landlord-tenant để biết thêm thông tin.

Người thuê nhà có thu nhập thấp có thể nhận được tư vấn pháp lý miễn phí hoặc chi phí thấp bằng cách liên lạc với một tổ chức hỗ trợ pháp lý. Truy cập oregonlawhelp.org/association-legal-aid-programs-

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oregon để tìm văn phòng gần bạn. Hiệp hội Luật sư Tiểu bang Oregon cung cấp thông tin về các chương trình hỗ trợ pháp lý tại www.osbar.org/public.

## 關於因欠租而被驅逐的通知

**如果您因未付租金而面臨被房東驅逐的風險，本重要通知將告訴您如何獲得幫助。**

您必須遵照欠租通知中列出的截止日期，否則可能會失去住房。

您可能有資格獲得租金援助和支持服務。請撥打 2-1-1 或訪問 www.211info.org 查找當地服務提供機構。

如果您家中有 1 歲以下的兒童與您同住，並且您已通過 Medicaid (醫療補助) 獲得租金援助批准，您可能可以延緩驅逐程序。詳情請參閱: www.courts.oregon.gov/forms/Pages/landlord-tenant

低收入租戶可以聯繫法律援助機構獲得免費或低費用的法律諮詢。請訪問: oregonlawhelp.org/association-legal-aid-programs-oregon 查找離您最近的辦公室。俄勒岡州律師協會 (Oregon State Bar) 也在其網站 www.osbar.org/public 提供有關法律援助項目的信息。

## Повторное уведомление. Выселение за неуплату

**ЭТО ВАЖНОЕ УВЕДОМЛЕНИЕ О ТОМ, ГДЕ МОЖНО ПОЛУЧИТЬ ПОМОЩЬ, ЕСЛИ ВАМ ГРОЗИТ ПОТЕНЦИАЛЬНОЕ ВЫСЕЛЕНИЕ ЗА НЕУПЛАТУ.**

Вы должны соблюдать сроки, указанные в уведомлении о неуплате, иначе вы рискуете потерять свое жилье.

Могут быть предложены услуги по аренде и технической поддержке. Для того, чтобы найти местного поставщика услуг, наберите 2-1-1 или перейдите по ссылке на сайт www.211info.org.

Если с вами проживает ребенок в возрасте до 1 года и вы получили разрешение на получение помощи в оплате аренды жилья по программе Medicaid, возможно, вам удастся отсрочить выселение. Дополнительную информацию смотрите в разделе www.courts.oregon.gov/forms/Pages/landlord-tenant.

Арендаторы с низким уровнем дохода могут получить бесплатную или недорогостоящую юридическую консультацию, обратившись в организацию по оказанию юридической помощи. Перейдите по ссылке на сайт oregonlawhelp.org/association-legal-aid-programs-oregon для того, чтобы найти офис рядом с вами. Адвокатская коллегия штата Орегон предоставляет информацию о программах юридической помощи по адресу www.osbar.org/public.

## 공지: 임대료 미납으로 인한 퇴거

**귀하가 임대료 미납으로 인하여 퇴거의 위험을 당면하고 있다면 어디에서 도움을 받을 수 있는지에 관한 중요한 공지입니다.**

당신은 임대료 미납 통지서에 명시된 만기일을 지켜야 합니다 그렇지 않으면 거주지를 잃을 수 있습니다.

임대료 보조와 지원 서비스가 가능할 수 있습니다. 당신이 사는 지역에 있는 서비스 제공자들을 찾으려면 2-1-1로 전화하거나 www.211info.org 를 방문하십시오.

당신이 1살 미만인 아이와 함께 살고 있고 메디케이드를 통하여 임대료 보조를 받도록 허가되었다면, 퇴거연기가 가능할 수 있습니다. 그것에 관한 더 자세한 정보를 원하면 www.courts.oregon.gov/forms/Pages/landlord-tenant 를 방문하십시오.

저소득 세입자들은 법률부조단체에 연락하여 무료 또는 저렴한 법률조언을 받을 수 있습니다. 인근에 있는 사무실을 찾으려면 oregonlawhelp.org/association-legal-aid-programs-oregon 을 방문하십시오. 오레곤 변호사 협회 www.osbar.org/public 에서는 법률부조 프로그램에 관한 정보를 제공합니다.

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