



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

# OREGON NOTICE OF FOR CAUSE TERMINATION



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 \_\_\_\_\_

SAMPLE

**Pursuant to Oregon landlord-tenant law, you are hereby notified that you are a) in material violation of your Rental Agreement; b) in material violation of the resident duties under ORS 90.325; and/or c) in violation of your obligation to pay rent. The acts or omissions constituting the violations are described as follows (provide specific factual detail for each violation):**

SAMPLE

Lined area for providing specific factual detail for each violation. The area contains horizontal lines and is overlaid with a large, diagonal 'SAMPLE' watermark.

These violations can be cured by doing the following (describe actions that will cure the violations, and if no cure is possible, so state):

SAMPLE

Blank lines for describing actions to cure violations.

If you fail to cure the violations by SAMPLE\*, your Rental Agreement will terminate on the date set forth below. If you timely cure the violations, your Rental Agreement will not terminate. Recurrence of substantially the same act or omission as any violation described above within six months from the date of this Notice may result in termination of your Rental Agreement with a 10-day notice and no opportunity to cure.

\*If the violation is ongoing, the cure date must be at least 14 days (17 days if the notice is served by mail only) from the day after the date of service. If the violation was a separate and distinct act or omission that is not ongoing or sufficiently repetitive over time that it could be considered ongoing, the cure date can be as early as the date of delivery of the notice (or 3 days from the day after the date of service if served by mail only.)

If this termination notice is based upon a restriction regulating a portable cooling device allowed by law, the date of termination will be extended by one day for each day that there is an extreme heat event for the county of the premises. "Extreme heat event" means a day on which National Weather Service of the National Oceanic and Atmospheric Administration has predicted or indicated that there exists a heat index of extreme caution for the county. Information regarding days with an extreme heat event can be found on the website for the Housing and Community Services Department.

- This Notice has been served personally and the termination date is at least 31 days later at 11:59 p.m. on \_\_\_\_\_ . 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. The termination date is at least 31 days later at 11:59 p.m. on \_\_\_\_\_ . or
- This Notice has been served by first class mail only and the termination date is at least 34 days later at 11:59 p.m. on \_\_\_\_\_ .

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

Section 8 Housing Choice Voucher

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).

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

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. 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.

**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**

(Spanish) Este formulario está disponible en español en:  
(Russian) Бланк этого документа можно получить на русском языке в:  
(Vietnamese) Đơn này có bằng tiếng Việt tại:  
(Traditional Chinese) 本表格的繁体中文版在:  
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:  
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

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](http://www.211info.org). Find a local service provider at  
<https://www.oregon.gov/ohcs/housingassistance/pages/emergency-rental-assistance.aspx>

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org> to find an office near you. The Oregon State Bar provides information about legal assistance programs at [www.osbar.org/public](http://www.osbar.org/public)