



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

OREGON

# 10-DAY PET VIOLATION—FIRST NOTICE



DATE SAMPLE 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, this Notice is to inform you that you are housing a pet that is capable of causing damage to persons or property, on the Premises in violation of the Rental Agreement.

Description of the pet: SAMPLE

Unless the pet is removed by the cure date specified below, your Rental Agreement will terminate on the cure date and you must vacate the Premises. In addition, you are responsible for all damages caused by the pet.

- This Notice has been served personally and the cure date is at least 11 days later at 11:59 p.m. on \_\_\_\_\_ **or**  
DATE
- 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. The cure date is at least 11 days later at 11:59 p.m. on \_\_\_\_\_ **or**  
DATE
- This Notice has been served by first class mail only. The cure date is at least 14 days later at 11:59 p.m. on \_\_\_\_\_ .  
DATE

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

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).

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.

OWNER/AGENT X

ADDRESS SAMPLE  
SAMPLE

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

**SUBSIDIZED RESIDENTS SEE DISCLOSURES**

## 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.