



MULTIFAMILY NW  
The Association Promoting Quality Rental Housing

OREGON

# 10-DAY PET VIOLATION-FINAL NOTICE



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

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

This is substantially the same violation for which you were given prior notice on SAMPLE <sup>DATE</sup>. Since you have received one or more notices for substantially the same violation within the past six months, you cannot cure this violation. Your Rental Agreement will terminate on the date indicated below.

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

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

Section 8 Housing Choice Voucher

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.