



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

OREGON

# 90-DAY TERMINATION FOR CAUSE QUALIFYING OWNER REASON

(FOR TERMINATIONS ISSUED AFTER FIRST YEAR OF OCCUPANCY)



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 \_\_\_\_\_

"First year of occupancy" includes all periods in which any of the Residents has resided in the dwelling unit for one year or less.

Owner/Agent hereby provides notice of termination of your tenancy because:

- Owner intends to demolish the dwelling unit or convert the dwelling unit to a use other than residential use within a reasonable time;
  - Owner intends to undertake repairs or renovations to the dwelling unit within a reasonable time and *(check at least one)*:
    - The premises is unsafe or unfit for occupancy; or
    - The dwelling unit will be unsafe or unfit for occupancy during the repairs or renovations.
  - Owner intends for the Owner or a member of the Owner's immediate family\* to occupy the dwelling unit as a primary residence and the Owner does not own a comparable unit in the same building that is available for occupancy at the same time that the tenant receives notice to terminate the tenancy; or
- \* "Immediate family member" means: (a) an adult person related by blood, adoption, marriage or domestic partnership, as defined in ORS 106.310, or as defined or described in similar law in another jurisdiction; (b) an unmarried parent of a joint child; (c) a child, grandchild, foster child, ward or guardian; or (d) a child, grandchild, foster child, ward or guardian of any person listed in (a) or (b) above.
- Owner has: (A) Accepted an offer to purchase the dwelling unit separately from any other dwelling unit from a person who intends in good faith to occupy the dwelling unit as the person's primary residence; and (B) Owner has provided this notice and written evidence of the offer to purchase the dwelling unit to Resident not more than 120 days after accepting the offer to purchase.

Supporting Facts *(mandatory description of facts supporting basis above)*:

SAMPLE  
\_\_\_\_\_  
\_\_\_\_\_

(If checked, see attachment)

Payment Provision *(check one)*:

- Owner has included a check for one (1) month's rent with this Notice.
- Owner has NOT included any payment because Owner has an ownership interest in four or fewer residential dwelling units.

- This notice has been served personally. Your tenancy will terminate at least 91 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 91 days later at 11:59 p.m. on \_\_\_\_\_ DATE \_\_\_\_\_
- 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. The termination date is at least 91 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 94 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.

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  \_\_\_\_\_

ADDRESS SAMPLE \_\_\_\_\_

SAMPLE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_