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MULTIFAMILY NW
The Association Promoting Quality Rental Housing

OREGON
90-DAY NOTICE OF NON-RENEWAL/TERMINATION OF FIXED-TERM TENANCY FOR REPEATED VIOLATIONS OF RENTAL AGREEMENT

TERMINATION FOR CAUSE

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 _____

Pursuant to the Oregon landlord/tenant law, THIS IS YOUR 90-DAY NOTICE OF THE OWNER/AGENT'S INTENT TO TERMINATE YOUR TENANCY AT OR AFTER THE END OF THE CURRENT FIXED TERM. This termination notice is served because you have committed three or more violations of your rental agreement within the twelve-month period preceding the end of the fixed term and the Owner/Agent has given written warning notices at the time of the violations. The facts supporting the reason for termination are described below.

Specify the date of violation, describe the violation and specify the date of the written warning notice:

Violation #1:

SAMPLE Date of Violation: SAMPLE Date of Warning: SAMPLE ☒ Copy of notice attached (optional)

Describe Violation: SAMPLE

Violation #2:

SAMPLE Date of Violation: SAMPLE Date of Warning: SAMPLE ☒ Copy of notice attached (optional)

Describe Violation: SAMPLE

Violation #3:

SAMPLE Date of Violation: SAMPLE Date of Warning: SAMPLE ☒ Copy of notice attached (optional)

Describe Violation: SAMPLE

Additional Violations (if applicable):

SAMPLE Date of Violation: SAMPLE Date of Warning: SAMPLE ☒ Copy of notice attached (optional)

Describe Violation: SAMPLE

SAMPLE Date of Violation: SAMPLE Date of Warning: SAMPLE ☒ Copy of notice attached (optional)

Describe Violation: SAMPLE

THE TERMINATION DATE MUST BE THE LATER OF THE END OF THE FIXED TERM OR AT LEAST 90 DAYS AFTER THE DATE OF THIS NOTICE.

☐ 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

☐ 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).

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

☒ 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.

SUBSIDIZED RESIDENTS SEE DISCLOSURES

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE _____

EMAIL _____

SAMPLE

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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.

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