

**NOTICE OF TERMINATION  
WITHOUT STATED CAUSE  
FIRST-YEAR OF OCCUPANCY**

**T4**

*First year of occupancy includes all periods during which any of the Tenants have occupied the Dwelling Unit for one year or less.*

Tenant(s): \_\_\_\_\_  
Tenant(s): \_\_\_\_\_ et al (and all others)  
Address: \_\_\_\_\_ Unit: \_\_\_\_\_  
City: \_\_\_\_\_ OREGON Zip: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

TIME SERVED BY FIRST CLASS MAIL: \_\_\_\_\_  
(If left blank, Notice was mailed prior to 11:59 p.m. on Date of Service).

This Notice has been served by another method allowed by ORS 90.155 *(Describe other method of legal service):* \_\_\_\_\_

TIME SERVED BY ANOTHER METHOD ALLOWED BY ORS 90.155: \_\_\_\_\_  
(If left blank Notice was served by another method of legal service prior to 11:59 p.m. on Date of Service).

**Owner/Agent hereby serves you:**

30 Days' or  60 Days' or  90 Days' Notice  
of the Termination of your Tenancy.  
(34 days or 64 days or 94 days if served by mail only.)

**Your tenancy is being terminated and you must vacate the Rental Unit you now occupy no later than 11:59 p.m. (end of day) on \_\_\_\_\_.**

*If your Termination Date is not at the end of your Rental Period, or you have paid a Last Month's Rent Deposit but the amount held is insufficient to cover the remainder of the Termination Period, you will owe Rent for a partial month.*

Your prorated Rent from \_\_\_\_\_ through \_\_\_\_\_ is \$ \_\_\_\_\_

*If you did pay a Last Month's Rent Deposit that exceeds the Date of Termination, the Landlord is required to account for those funds separately at the time of Security Deposit Reconciliation within 31 days of Surrender of Possession of the Dwelling Unit.*

**OPTIONAL:** Owner/Agent, MAY but is not required to, include an explanation of the reason(s) for the termination. If an explanation is included, this notice is still given without stated cause. Tenant does not have a right to cure the reason(s) for the termination and reinstate the tenancy and Owner/Agent need not prove the reason(s) for termination in a court action.

Reason for termination: \_\_\_\_\_

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

*The Ending Date must be at least 30, 60 or 90 days from the Date of Service (not including Date of Service unless personally delivered). If notice is served by mail ONLY, the Ending Date must include an additional four (4) days to allow for the delivery of notice, including Date of Mailing.*

*This notice, if mailed, shall be mailed First Class Mail ONLY (not certified, registered, etc.).*

*Owner/Agent does not waive the right to terminate by simultaneously or subsequently served notices.*

*Regardless of length of tenancy, prescribed notice periods may be longer in certain local jurisdictions or in subsidized housing.*

*If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Call the 2-1-1 information service to learn about resources in your area.*



**SAMPLE**

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