Oregon Rental Housing Association, Inc.

# NOTICE OF NONRENEWAL OF LEASE

**T6**

**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 Notice of the Termination of your Fixed Term Lease.

☐ The Ending Date of your lease falls within the first year of occupancy and expires on _____.

**This is your 30-Day Notice of Nonrenewal of Lease, after which your tenancy will terminate.**

Notice of Nonrenewal of Lease within the first year of occupancy may be served prior to the specified Ending Date for the fixed term, or 30 days prior to the date designated in the Notice for the Termination of the Tenancy, whichever is later.*

☐ You, or a member of your household has committed at least three lease violations within the preceding 12-month period and you were served a Written Warning Notice at the time of each violation stating that if there were three or more violations (including nonpayment of Rent) within the preceding 12 months, Owner/Agent could choose to terminate the lease with not less than 90-days' Written Notice.

**This is your Notice of Nonrenewal of Lease based on this rule.**

Such notice may be served prior to the specified Ending Date for the fixed term, or 90 days prior to the date designated in the Notice for the Termination of the Tenancy, whichever is later.**

## 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, and you have not paid a Last Month's Rent Deposit, you will owe Rent for a partial month.*

Your prorated rent from _____ through _____ is $ _____

*If you paid 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.*

**Owner/Agent Signature:** _____ **Date:** _____

Owner/Agent: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Email: _____

**The Ending Date must be at least 30 days from the Date of Service.*
*** The Ending Date must be at least 90 days from the Date of Service.*

*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.*

EQUAL HOUSING OPPORTUNITY

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