

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

DATE OF SERVICE: _____
 TIME SERVED PERSONALLY TO EACH INDIVIDUAL NAMED ABOVE: _____
(If left blank, notice was personally served prior to 11:59 p.m. on date of service)
 TIME POSTED & MAILED: _____
(If left blank, notice was posted and mailed prior to 11:59 p.m. on date of service)
 MAILED: _____
(If left blank, notice was mailed prior to 11:59 p.m. on date of service)

Your tenancy will terminate on _____
(Not less than 30 days, 34 days if served by mail ONLY from date of service)

This notice is being given because of a violation of (1) the rental agreement, (2) Tenant(s) duties specified in ORS 90.325, or (3) the obligation to pay rent, as follows:

If this violation can be cured, you must cure it by this date: _____ *

Remedies for this/these violation(s) include:

If Tenant(s) satisfactorily cure(s) the violation, the agreement will not terminate. If Tenant(s) do/does not satisfactorily cure the violation, the rental agreement will terminate on the date set forth above and Tenant(s) must vacate the rental unit by that date.

*If the violation is ongoing, the remedy date must be at least 14 days, 18 days if the notice is served by mail ONLY, from the date of service. If the violation was conduct that was a separate and distinct act that is not ongoing or sufficiently repetitive over time that it could be considered ongoing, the date can be as early as the date of delivery of the notice or 4 days from the date of service if served by mail ONLY.

If you are on a fixed-term lease, be advised your landlord has the option to terminate your tenancy at the end of your lease if you have received three or more notices for noncompliance (including non-payment of rent) within a 12-month period preceding the end of the fixed term. Owner/Agent may terminate the tenancy by issuing a 90-day notice prior to the lease end date, or 90 days prior to the date designated in the notice, whichever is later. Correcting the third or subsequent violation is not a defense to the termination. This is your ___ violation in the last 12 months.

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

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

If remedied and substantially the same act or omission which caused this notice to be given recurs within six (6) months, Owner/Agent may terminate the rental agreement with 10 days' written notice specifying the violation and the date of termination of the rental agreement as provided by ORS 90. 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.

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.

