

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

DATE OF SERVICE: _____
[] TIME SERVED BY FIRST CLASS MAIL: _____
[] This Notice has been served by another method allowed by ORS 90.155
TIME SERVED BY ANOTHER METHOD ALLOWED BY ORS 90.155: _____

Owner/Agent hereby serves you:
90 Days' Notice of the Termination of your Tenancy.
(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 _____.

This notice is given without stated cause and is allowable based on the following:

The Dwelling Unit is contained within a property on the same tax lot as that occupied as a primary residence by the Property Owner and the property contains no more than two Dwelling Units. Landlords who own two units occupying the same tax lot where the Landlord occupies one unit as their primary residence may terminate tenancy for no cause even after the first year of occupancy.

If the Rental Property lies within the Urban Growth Boundary of the city of Portland, special rules apply. Any notice of termination without cause requires a minimum of 90 days' written notice and must include the Portland Tenant Notice of Rights and Responsibilities handout as well as other requirements. Unless there is an approved exemption from the Portland Housing Bureau Rental Services Office (PHB), Owner/Agent must deliver payment of relocation fees to the Tenant(s) in the manner prescribed by PHB no later than 45 days prior to the date of termination. Visit the PHB website to learn whether the Rental Property is subject to these rules and restrictions and to download the required Tenant Notification and other required forms: https://www.portland.gov/phb/rental-services.

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 \$ _____

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 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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