



# NOTICE OF FOR CAUSE TERMINATION

DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_ and all others.

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**Pursuant to Oregon Landlord/Tenant law, you are hereby notified that you are a) in material violation of your rental agreement; b) in material violation of the resident duties under ORS 90.325; and/or c) in violation of your obligation to pay rent. The acts or omissions constituting the violations are described as follows (provide specific factual detail for each violation):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

These violations can be cured by doing the following (describe actions that will cure the violations, and if no cure is possible, so state):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you fail to cure the violations by \_\_\_\_\_<sup>DATE</sup>, your rental agreement will terminate on the date set forth below. If you timely cure the violations, your rental agreement will not terminate. Recurrence of substantially the same act or omission as any violation described above within six months from the date of this notice may result in termination of your rental agreement with a 10 day notice and no opportunity to cure.

\*If the violation is ongoing, the cure date must be at least 14 days (17 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 or omission that is not ongoing or sufficiently repetitive over time that it could be considered ongoing, the cure date can be as early as the date of delivery of the notice (or 3 days from the date of service if served by mail only.)

This notice has been served personally and the termination date is at least 31 days later at midnight (end of day) on \_\_\_\_\_<sup>DATE</sup>

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. The termination date is at least 31 days later at midnight (end of day) on \_\_\_\_\_<sup>DATE</sup>

or

This notice has been served by first class mail only and the termination date is at least 34 days later at midnight (end of day) on \_\_\_\_\_<sup>DATE</sup>

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

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT  \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

**SUBSIDIZED RESIDENTS SEE DISCLOSURES**

## SUBSIDIZED RESIDENTS ONLY

### HUD DISCLOSURES

If you remain in the leased unit on the date specified for termination, we will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten days within which to discuss this eviction with management. 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. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

### ADDITIONAL SERVICE REQUIREMENTS SECTION 8 VOUCHERS:

1. 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.

SAMPLE