



10 DAY NOTICE OF TERMINATION FOR REPEAT VIOLATIONS

(USE WITHIN 6 MONTHS OF FOR CAUSE NOTICE)

DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____

_____ and all others.

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

Attention Resident(s):

You were served with a "For Cause Notice" of termination for violation(s) of the lease rules which was dated _____ DATE _____

You or persons under your control have repeated the same or similar violation(s) on or about _____ DATE _____

The acts or omissions constituting the violations are described as follows (provide specific factual detail for each violation):

Pursuant to ORS 90.400 your tenancy will terminate:

- This notice has been served personally and is effective at least 11 days later at midnight (end of day) on _____ DATE _____ 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. It is effective at least 11 days later at midnight (end of day) on _____ DATE _____ or
- This notice has been served by first class mail only and the effective date is extended by four days including the date mailed. It is effective at least 14 days later at midnight (end of day) on _____ DATE _____

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

You have no opportunity to cure this violation. If you believe you have received this notice in error then you must provide the management with an explanation and proof (if requested) of your explanation before the date your tenancy terminates. Space has been provided on this form for your reply.

Resident(s) Reply: (explain why notice is incorrect, and identify any witness or evidence you have)

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