



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

OREGON 13-DAY NOTICE OF TERMINATION FOR NONPAYMENT OF RENT



DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____ also all other Occupants or persons unknown claiming any right or interest in the Premises.

CITY _____ STATE _____ ZIP _____

This is to inform you that your rent is now more than four (4) days past due. This is your 13-Day written notice to pay your past due rent or your Rental Agreement will terminate as provided by Oregon Landlord / Tenant law.

Rent Amount Due \$ SAMPLE. You must pay only this amount to avoid termination. However, you remain responsible for all charges and past due rent.

☒ **If this box is checked, your Rental Agreement requires payment by means other than a personal check, third-party check, or multiple checks. Electronic payment, money order, or certified check preferred.**

☒ This Notice has been served by personal delivery.

Your rent payment must be paid by 11:59 p.m. on SAMPLE or your tenancy will terminate automatically without further notice.
or

☒ If written Rental Agreement allows, this Notice has been served by posting on the main entrance door of the unit and mailed first class mail. Your rent payment must be paid by 11:59 p.m. on SAMPLE or your tenancy will terminate automatically without further notice.
or

☒ If allowed by an addendum to your rental agreement that was executed after occupancy of the premises began, which specifies all required disclosures including the email addresses where both Owner/Agent and Resident(s) agree to send and receive email service of notices, this Notice has been served by email and first class mail. Your rent payment must be paid by 11:59 p.m. on SAMPLE or your tenancy will terminate automatically without further notice.
or

☒ This Notice has been served by first class mail only and the effective date is extended by four days including the date mailed. Your rent payment must be paid by 11:59 p.m. on SAMPLE or your tenancy will terminate without further notice.

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

☒ Section 8 Housing Choice Voucher

Make payment to: SAMPLE

WARNING NOTICE: The conduct described above is a violation of your Rental Agreement. If you cure this violation as provided above, Owner/Agent may choose to terminate your tenancy at the end of the fixed term if there are three or more violations within a 12-month period preceding the end of the fixed term. Correcting the third or subsequent violations is not a defense to termination under ORS 90.427(7).

Statement of Account (Informational Purposes Only)

Past Due Rent	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Late Charges	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Other	<u>SAMPLE</u>	\$	<u>SAMPLE</u>
Total Outstanding Amount		\$	<u>SAMPLE</u>

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT X

ADDRESS SAMPLE

SAMPLE

TELEPHONE SAMPLE

EMAIL SAMPLE

SUBSIDIZED RESIDENTS SEE DISCLOSURES

If the recipient of this document is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veteran's service officer and community action agency may be obtained by calling a 2-1-1 information service.

SUBSIDIZED RESIDENTS ONLY

HUD DISCLOSURES

If you remain in the leased unit on the date specified for termination, Owner/Agent will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten (10) days within which to discuss this eviction with Owner/Agent. 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. The amount of rent due was calculated as of the date of this Notice. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

ADDITIONAL SERVICE REQUIREMENTS

SECTION 8 VOUCHERS: 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.

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT
THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF
YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public