



OREGON
**13-DAY NOTICE OF TERMINATION
FOR NONPAYMENT OF RENT**



DATE _____ PROPERTY NAME / NUMBER _____
 RESIDENT NAME(S) _____
 also all other Occupants or persons unknown claiming any right or interest in the Premises.
 UNIT NUMBER _____ STREET ADDRESS _____
 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. Eviction for nonpayment of rent, charges and fees that accrued on and after April 1, 2020, and before June 30, 2021, is not allowed before February 28, 2022. Information regarding tenant resources is available at www.211info.org.

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. Money order or certified check preferred.

This Notice has been served personally at _____ TIME (am / pm) _____
 Your rent payment must be paid by _____ TIME (am / pm) ON _____ DATE _____ 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 _____ DATE _____ 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 _____ DATE _____ 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>
Late Charges	\$	<u>SAMPLE</u>
Other <u>SAMPLE</u>	\$	<u>SAMPLE</u>
Total Outstanding Amount	\$	<u>SAMPLE</u>

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT _____

ADDRESS SAMPLE _____

SAMPLE _____

TELEPHONE SAMPLE _____

EMAIL SAMPLE _____

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 SEE DISCLOSURES

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.

THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS TO PROTECTION AGAINST EVICTION FOR NONPAYMENT.

For information in Spanish, Korean, Russian, Vietnamese or Chinese, go to the Judicial Department website at www.courts.oregon.gov.

Until February 28, 2022, if you give your landlord documentation that you have applied for rental assistance at or before your first appearance in court, you may be temporarily protected from eviction for nonpayment. Documentation may be made by any reasonable method, including by sending a copy or photograph of the documentation by electronic mail or text message. "Documentation" includes electronic mail, a screenshot or other written or electronic documentation verifying the submission of an application for rental assistance.

To apply for rental assistance, go to www.oregonrentalassistance.org, dial 211 or go to www.211info.org. To find free legal assistance for low-income Oregonians, go to www.oregonlawhelp.org.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now: visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287.