

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

SAMPLE

If you fail to cure the violations by SAMPLE*, 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 day after the date of service. If the violation was conducted as 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 day after the date of service if served by mail only.)

If this termination notice is based upon a restriction regulating a portable cooling device allowed by law, the date of termination will be extended by one day for each day that there is an extreme heat event for the county of the premises. "Extreme heat event" means a day on which National Weather Service of the National Oceanic and Atmospheric Administration has predicted or indicated that there exists a heat index of extreme caution for the county. Information regarding days with an extreme heat event can be found on the website for the Housing and Community Services Department.

- This Notice has been served personally and the termination date is at least 31 days later at 11:59 p.m. on _____ . 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 11:59 p.m. on _____ . or
- This Notice has been served by first class mail only and the termination date is at least 34 days later at 11:59 p.m. on _____ .

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

Section 8 Housing Choice Voucher

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).

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 [cfpb.gov] or call a housing counselor at 800-569-4287

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT X _____

ADDRESS SAMPLE

SAMPLE

TELEPHONE _____

EMAIL _____

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. 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.

If you have applied for emergency rental assistance, then you may be protected from eviction for nonpayment of rent as long as your application is pending with the rental assistance provider. To qualify for this protection, no later than June 30, 2022, you must give your landlord documentation of your rental assistance application at or before your first appearance in court. The protection from eviction for nonpayment of rent applies until your application is no longer pending, but no later than September 30, 2022. Do not miss an eviction court date, even if you believe your eviction should not be moving forward.

Documentation of your application for rental assistance can be provided by any reasonable method, including by sending a copy or photograph of the documentation to your landlord 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 emergency rental assistance.

To apply for rental assistance (before June 30, 2022), 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.