



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

90-DAY END OF TENANCY NOTICE

FIRST YEAR OF OCCUPANCY ONLY

MONTH-TO-MONTH OR NON-RENEWAL OF LEASE



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 _____

SAMPLE

NOTICE ISSUED DURING FIRST YEAR OF OCCUPANCY*

(*FIRST YEAR OF OCCUPANCY* INCLUDES ALL PERIODS IN WHICH ANY OF THE RESIDENTS HAS RESIDED IN THE UNIT FOR ONE YEAR OR LESS.)

Pursuant to Oregon landlord/tenant law and local ordinances, **THIS IS YOUR 90-DAY NOTICE OF THE OWNER/AGENT'S INTENT TO TERMINATE YOUR TENANCY.**

This notice has been served personally and is effective at least 91 days later at 11:59 p.m. 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 mail. It is effective at least 91 days later at 11:59 p.m. 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 94 days later at 11:59 p.m. on _____ DATE _____

Section 8 Housing Choice Voucher: Notice served by one of the methods listed above and copy mailed to Public Housing Agency the same day.

SAMPLE

SAMPLE

OPTIONAL: Owner/Agent may, but is not required to, include an explanation of the reason(s) for the termination. If an explanation is included, this notice is still given without stated cause, Resident does not have a right to cure the reason(s) for the termination and Owner/Agent need not prove the reason(s) for the termination in a court action.

Reason(s) for termination: SAMPLE

City of Portland: If the dwelling unit is located within the City of Portland, attach form M170 (Notice of City of Portland Renter Additional Protections).

SAMPLE

FINAL MONTH ACCOUNTING - ESTIMATED

Continue to timely pay rent and all other charges through your termination date. The estimated final month pro-rate follows.

Final Month Pro-Rate:

First day of final month thru	_____	TERMINATION DATE	_____
Final month pro-rated rent	\$	SAMPLE	_____
Other	\$	SAMPLE	_____
Other	\$	SAMPLE	_____
Other	\$	SAMPLE	_____
Total	\$	SAMPLE	_____

If Resident, without legal justification, fails to vacate on the date set forth above, Owner/ Agent may recover any actual damages resulting from Resident holding over. These damages may include, but are not limited to: (i) the value of any rent accruing from the expiration or termination of the Rental Agreement until Owner/Agent knows or should know that Resident has relinquished possession of the unit; (ii) loss of rent due to delays in delivering possession to a new resident; (iii) any amounts owed to a new resident because of any delays in Owner/Agent's ability to provide possession; (iv) the costs of Owner/Agent's employee time dealing with the delayed delivery of possession; and (v) costs imposed by contractors and other vendors rescheduling their work.

OWNER/AGENT _____

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.