



OREGON
**HB 4213 EMERGENCY COVID-19
GRACE PERIOD NOTICE**



DATE _____ PROPERTY NAME / NUMBER _____
 RESIDENT NAME(S) _____
 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

Dear Resident(s),

The emergency period ended on September 30, 2020. Under Executive Order 20-56 Owner/Agent may not evict prior to December 31, 2020, unless the property is in Multnomah County, in which case eviction for nonpayment is not allowed before the end of the emergency period as defined by Multnomah County Ordinance No. 1287. Pursuant to HB 4213, but subject to other applicable laws, if rents and other payments that come due after the emergency period are not timely paid, Owner/Agent may terminate your tenancy.

Under Oregon law, you have an emergency period (April 1, 2020 to September 30, 2020) nonpayment balance in the amount of \$ SAMPLE.

The nonpayment balance that you accrued during the emergency period is still due and must be paid. However, you will not owe a late charge for the nonpayment balance. You are entitled to a six-month grace period to repay the nonpayment balance that ends on March 31, 2021.

Failure to give notice to Owner/Agent of the utilization of the grace period (October 1, 2020 to March 31, 2021) may result in a penalty of 50 percent of one month's rent following the grace period. Rents and other charges or fees that come due after the emergency period must be paid as usual or Owner/Agent may terminate the tenancy under ORS 90.392, 90.394 or 90.630, subject to any applicable restrictions.

If checked, Owner/Agent is offering an alternative voluntary payment plan for payment of the nonpayment balance. Contact the Owner/Agent for details.

This Notice has been served personally at _____ AM PM.

By _____, MM/DD/YYYY which is no earlier than 14 days following the delivery of the notice, you must pay the nonpayment balance or notify Owner/Agent that you intend to pay the nonpayment balance by the end of the six-month grace period, which is March 31, 2021.

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.

By _____, MM/DD/YYYY which is no earlier than 14 days following the delivery of the notice, you must pay the nonpayment balance or notify Owner/Agent that you intend to pay the nonpayment balance by the end of the six-month grace period, which is March 31, 2021.

or

This Notice has been served by first class mail and the effective date is extended by four days including the date mailed.

By _____, MM/DD/YYYY which is no earlier than 18 days following the delivery of the notice, you must pay the nonpayment balance or notify Owner/Agent that you intend to pay the nonpayment balance by the end of the six-month grace period, which is March 31, 2021.

OWNER/AGENT _____

ADDRESS SAMPLE _____

SAMPLE _____

TELEPHONE _____

EMAIL _____