

OREGON NOTICE TO QUIT

To: _____, (If to the Tenant, this notice is directed towards all residents (tenants and subtenants) in possession and all other in possession.)

The premises herein referred to is located in the City of _____,
County of _____ State of Oregon, Zip Code _____ designated by
the number and street as _____
Apt. _____.

In accordance with your lease agreement signed on the ____ day of
_____, 20____ and the laws in the State of Oregon after service on you
of this notice, you are hereby required:

(Check Appropriate Box)

- **NONPAYMENT** - Within six (6) days you shall pay to the undersigned or
_____ an authorized agent, the rent of the premises hereinafter
described, of which you now hold possession amounting to the sum of:
_____ Dollars (\$_____) enumerated
as follows:

\$_____ Due from _____, 20____ To _____, 20____
or quit and deliver up the possession of the premises.

- **NON-COMPLIANCE** – This is your **first (1st) notice** of the Violation in the previous six
(6) months. By law, in accordance with ORS 90.392(4)(a), you shall have **fourteen (14)**
days, ending on _____, 20____, to cure the Violation by conducting the
following actions: _____.

If you do not cure this violation within the fourteen (14) day period, your rental agreement
shall be terminated with the requirement of you vacating the premises on
_____, 20____, which is at least thirty (30) days from the date of delivery of
this notice.



- **NON-COMPLIANCE** – This is your **second (2nd) notice** of the Violation in the last six (6) months. Therefore, in accordance with ORS 90.392(5)(a), you have forfeited your rights to cure the Violation and the rental agreement is considered terminated. You shall have at least **ten (10) days** from the delivery date of this notice, ending on ending on _____, 20____, to vacate the premises or else legal action may be filed against you.

- **IMMEDIATE DANGER OR ILLEGAL ACTIVITY** – To *immediately* vacate the premises due to a danger or harm in described as _____.
This is a violation in accordance with § 90.396 & § 90.398 of the Oregon Revised Statutes and you shall immediately deliver the possession of the premises.

- **MONTH-TO-MONTH TENANCY** - I am your **Landlord** and this is the Tenant's official notice that their lease shall be terminated on the ____ day of _____, 20____. Termination must be at least thirty (30) days from the next payment date.

- **MONTH-TO-MONTH TENANCY** - I am your **Tenant** and this is the Landlord's official notice that their lease shall be terminated on the ____ day of _____, 20____. Termination must be at least thirty (30) days from the next payment date.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described premises if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____

CERTIFICATE OF SERVICE

I certify that on the _____ day of _____, 20____ I served this notice to

_____ by

- delivering it personally to the person in possession.
- delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- first-class mail addressed to the person in possession.

Signature _____