

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF \_\_\_\_\_

\_\_\_\_\_

**Case No:** \_\_\_\_\_

\_\_\_\_\_  
Plaintiff (Landlord or Agent)  
v.

**RESIDENTIAL EVICTION  
COMPLAINT**

\_\_\_\_\_

Filing fee at [ORS 105.130](#)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Defendant (Tenant or Occupant)

**PLAINTIFFS-LANDLORDS:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
Phone

\_\_\_\_\_  
County

**DEFENDANTS-TENANTS:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
Phone

\_\_\_\_\_  
County

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
Phone

\_\_\_\_\_  
County

1. Defendant-Tenants are in possession of the dwelling unit, premises, or rental property located at:

\_\_\_\_\_  
Street City State ZIP

**2. IF NOTICE HAS BEEN GIVEN, A COPY IS ATTACHED**

3. Plaintiff-Landlord is entitled to possession of the property because of:

- 24-hour notice for **personal injury, substantial damage, extremely outrageous act, or unlawful occupant** ([ORS 90.396 or 90.403](#))
- 24-hour or 48-hour notice for **violation of a drug or alcohol program** ([ORS 90.398](#))
- 24-hour notice for **perpetrating domestic violence, sexual assault or stalking** ([ORS 90.445](#))
- 72-hour or 144-hour notice for **nonpayment of rent in a week-to-week tenancy** ([ORS 90.394](#))
- 10-day or 13-day notice for **nonpayment of rent** in a non-week-to-week tenancy ([ORS 90.394](#))
- 7-day notice **with stated cause** in a **week-to-week tenancy** ([ORS 90.392 \(6\)](#))
- 10-day notice for a **pet violation, a repeat violation with stated cause, or without stated cause in a week-to-week tenancy** ([ORS 90.392 \(5\), 90.405 or 90.427 \(2\)](#))
- 20-day notice for a **repeat violation** ([ORS 90.630 \(6\)](#))
- 30-day or 60-day notice **without stated cause in a month-to-month tenancy** ([ORS 90.427 \(3\)\(b\) or \(8\)\(a\)\(B\) or \(C\)](#))
- 180-day notice **without stated cause in a month-to-month tenancy** ([ORS 90.429](#))
- 30-day notice **with stated cause** ([ORS 90.392, 90.630 or 90.632](#))
- 30-day notice **without stated cause in a fixed-term tenancy** ([ORS 90.427\(4\)\(b\) or \(8\)\(b\)\(B\)](#))
- 60-day notice **with stated cause** ([ORS 90.632](#))
- 90-day notice **with stated cause** ([ORS 90.427 \(5\) or \(7\)](#))
- Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term tenancy after foreclosure sale ([ORS 86.782\(6\)\(c\)](#))
- Other notice:
  
- No notice (explain):

4. Plaintiff-Landlord requests judgment for possession of the premises, court costs, disbursements and lawyer fees (if any, under [ORS 90.255](#) and [105.137 \(3\)](#))

5.  This Complaint is filed based on nonpayment of rent under ORS 90.392, 90.394, or 90.630

Plaintiff-Landlord delivered to Tenant-Defendant in writing a copy of both the *Notice of Eviction Protection* and *Declaration of Financial Hardship* and complied in all other respects with House Bill 4401 (2020, 3<sup>rd</sup> special session) Section 7 (1)(a)

Plaintiff-Landlord is not aware of any *Declaration of Financial Hardship* signed or delivered by any Tenant-Defendant at the property address above

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**I hereby declare that the above statements are true to the best of my knowledge and belief. I understand they are made for use as evidence in court and I am subject to penalty for perjury.**

\_\_\_\_\_  
Signature of landlord or agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of landlord or agent (Printed)