

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MULTNOMAH  
LANDLORD TENANT DEPARTMENT  
**RESIDENTIAL EVICTION COMPLAINT**

Filing fee [ORS 105.130](#)

Case No. \_\_\_\_\_

PLAINTIFF(S)/LANDLORD/OR AGENT:

DEFENDANT(S)/TENANT:

\_\_\_\_\_

\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Street	City	State	ZIP
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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 notice for **nonpayment of rent in a week-to-week tenancy** ([ORS 90.394 \(1\)](#))
- 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 in a month-to-month tenancy or without stated cause in a week-to-week tenancy** ([ORS 90.392 \(5\), 90.405 or 90.427 \(2\)](#))
- 10-day or 13-day notice for **nonpayment of rent** ([ORS 90.394 \(2\)](#))
- 20-day notice for a **repeat violation** ([ORS 90.630 \(5\)](#))
- 30-day, 60-day, or 180-day notice **without stated cause in a month-to-month tenancy** ([ORS 90.427 \(3\)\(b\) or \(8\)\(a\)\(B\) or \(C\), or 90.429](#))
- 30-day notice **with stated cause** ([ORS 90.392, 90.427\(8\)\(a\)\(C\), 90.630 or 90.632](#))
  - The stated cause is for nonpayment as defined in [ORS 90.395](#)
- 60-day notice **with stated cause** ([ORS 90.427\(5\)\(b\) or 90.632](#))
- 90-day notice **with stated cause** ([ORS 90.427 \(5\)\(a\) 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. If the landlord uses an attorney, the case goes to trial, and the landlord wins in court, the landlord can collect attorney fees from the defendant pursuant to [ORS 90.255](#) and [105.137\(3\)](#)

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

**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)