

IN THE JUSTICE COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF LANE

\_\_\_\_\_ ) Case No: \_\_\_\_\_  
\_\_\_\_\_ )  
Plaintiff (Landlord or Agent) ) **RESIDENTIAL EVICTION COMPLAINT**  
\_\_\_\_\_ v. ) Filing fee at ORS 105.130  
\_\_\_\_\_ )  
\_\_\_\_\_ )  
Defendant (Tenant or Occupant) )

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 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, 3rd 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

**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)