Oregon Eviction Notice Set

General template, not legal advice. Have a Oregon attorney review before use. Last reviewed October 29, 2026.

How to use this set: pick the one notice that fits the situation. Every state sets its own notice periods, required wording and delivery methods, and some cities add more. A notice with the wrong period, amount or delivery method can be thrown out and force you to start over. These notices do not let a landlord remove a tenant; only a court order carried out by a law officer can do that.

Notice 1: Notice to pay rent or quit

Date of notice _____

Tenant name or names and all other occupants _____

Property address and unit _____

City, county and state _____

To the tenants named above: you are behind on rent for the home listed above. The rent now due is:

Rental period (from and to)	Rent due	Amount paid	Balance due
Total rent due			

Within _____ (Number of days in the notice period) days after this notice is delivered, you must either pay the total rent due of $_____ (Total rent due) or move out and return possession of the home. If you do neither, the landlord may file an eviction case against you in court.

Pay to: _____ (Name of person to pay) at _____ (Address or payment portal), by _____ (Accepted payment methods), between _____ (Hours and days payment is accepted). The total above includes rent only. It does not include late fees, utilities or other charges unless Oregon law allows them in this notice.

> Notice period for unpaid rent in Oregon: For unpaid rent in a monthly tenancy, the landlord gives either a 10 day notice served no sooner than the eighth day of the rental period or a 13 day notice served no sooner than the fifth day; weekly tenancies use a 72 hour notice. (ORS 90.394)

If you have questions or need help, you may contact a local legal aid office or tenant help line. Rental assistance may be available in your area.

Landlord or agent signature

Printed name

Date

Notice 2: Notice to cure or quit

Date of notice

Tenant name or names and all other occupants

Property address and unit

Lease date

To the tenants named above: you are violating your lease in the following way:

Lease section broken

What happened, with dates

What must be done to fix it

Within _____ (Number of days in the notice period) days after this notice is delivered, you must fix the violation as described above or move out and return possession of the home. If the violation is not fixed and you do not move out, the landlord may file an eviction case against you in court.

> Notice period for lease violations in Oregon: For a material lease violation, the landlord gives written notice that the tenancy will end at least 30 days later, and the tenant can stop the termination by curing the violation within the time stated, generally at least 14 days. (ORS 90.392)

Landlord or agent signature

Printed name

Date

Notice 3: Unconditional notice to quit

Use only where Oregon law allows a notice that does not offer a chance to pay or fix the problem, such as repeated violations, serious damage, or illegal activity at the home. Many states limit when this notice may be used, and some do not allow it for residential tenants at all. Check first.

Date of notice

Tenant name or names and all other occupants

Property address and unit

Lease date

To the tenants named above: your tenancy is ended. You must move out and return possession of the home by _____ (Date to move out, at least the period required by law). This notice is given for the following reason:

Reason, with dates and facts

Law or lease section that allows this notice

If you do not move out by that date, the landlord may file an eviction case against you in court.

> Notice rules without a chance to cure in Oregon: During the first year of occupancy a landlord can end a month to month tenancy with 30 days of written notice; after the first year the landlord needs a tenant cause or a qualifying landlord reason such as demolition, major repairs, owner move in or a sale to a buyer who will live there. (ORS 90.427)

Landlord or agent signature

Printed name

Date

Proof of service

I am over 18 and I delivered a copy of the notice checked below to the tenants named on it.

- ☐ Notice to pay rent or quit
- ☐ Notice to cure or quit
- ☐ Unconditional notice to quit
- ☐ Personal delivery to _____ (Name of person served) on _____ (Date and time)
- ☐ Left with a person of suitable age at the home, _____ (Name), on _____ (Date and time), and mailed a copy on _____ (Date)
- ☐ Posted on the door of the home on _____ (Date and time) and mailed a copy on _____ (Date)
- ☐ Certified or first class mail on _____ (Date), if the law allows service by mail

I declare that the above is true and correct.

Person who served the notice signature

Printed name

Date

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