

Breaking a Lease in Oregon: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/oregon-breaking-a-lease>

An Oregon tenant who leaves early is generally liable for rent only until the unit is re-rented, because the landlord must make reasonable efforts to find a new tenant. Survivors of domestic violence and service members have their own release rights.

Key points

- A tenant who enlists, receives orders for active service away from the area for more than 90 days or is leaving active service can end the rental agreement with written notice and proof of the orders.
- A tenant who is a victim of domestic violence, sexual assault, bias crime or stalking can be released from the rental agreement with at least 14 days of written notice and verification such as a protective order, police report or qualified third party statement.
- When a tenant abandons the unit, the landlord must make reasonable efforts to re-rent it at a fair rent, and the old agreement ends when a new tenancy begins.
- A tenant ends a month to month tenancy with at least 30 days of written notice; a landlord can use 30 days only during the first year of occupancy.

Oregon at a glance

Rule	Oregon	Law
Military service	A tenant who enlists, receives orders for active service away from the area for more than 90 days or is leaving active service can end the rental agreement with written notice and proof of the orders.	ORS 90.475 and Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A tenant who is a victim of domestic violence, sexual assault, bias crime or stalking can be released from the rental agreement with at least 14 days of written notice and verification such as a protective order, police report or qualified third party statement.	ORS 90.453
Landlord duty to re-rent	When a tenant abandons the unit, the landlord must make reasonable efforts to re-rent it at a fair rent, and the old agreement ends when a new tenancy begins.	ORS 90.410

Rule	Oregon	Law
Month-to-month notice	A tenant ends a month to month tenancy with at least 30 days of written notice; a landlord can use 30 days only during the first year of occupancy.	ORS 90.427

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- ORS 90.475 and Servicemembers Civil Relief Act (50 U.S.C. 3955)
- ORS 90.453
- ORS 90.410
- ORS 90.427

Official sources:

- Oregon Revised Statutes, chapter 90 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors090.html
- Oregon Revised Statutes, chapter 105 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors105.html
- Oregon Revised Statutes, chapter 91 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors091.html
- Oregon Judicial Department: <https://www.courts.oregon.gov/>

General information, not legal advice. Check current law and talk to a Oregon attorney before you act. Last reviewed October 29, 2026.