

Oregon Eviction Process: Notices, Court Steps and Timeline

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

Oregon calls an eviction case a forcible entry and detainer action, and it is heard in circuit court. A nonpayment case starts with a 10 day or 13 day written notice, and after the first year of occupancy a landlord needs a tenant cause or a qualifying landlord reason to end most tenancies.

Key points

- 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. The notice must state the amount due and the deadline, and a copy of the court's rental assistance notice must go with it (ORS 90.395).
- 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.
- 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.
- Forcible entry and detainer cases are filed in the circuit court for the county where the rental is located.
- The court clerk sets a first appearance seven days after the filing fee is paid, or fifteen days in a nonpayment case, and the tenant must appear on that date or risk a default judgment.

Oregon at a glance

Rule	Oregon	Law
Notice for unpaid rent	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. The notice must state the amount due and the deadline, and a copy of the court's rental assistance notice must go with it (ORS 90.395).	ORS 90.394

Rule	Oregon	Law
Notice for a lease violation	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
Ending a tenancy without cause	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
Where the case is filed	Forcible entry and detainer cases are filed in the circuit court for the county where the rental is located.	ORS 105.100 to 105.168
Tenant response time	The court clerk sets a first appearance seven days after the filing fee is paid, or fifteen days in a nonpayment case, and the tenant must appear on that date or risk a default judgment.	ORS 105.135
Removal after judgment	After a judgment for the landlord, the clerk issues a notice of restitution giving the tenant four days to move out; only then can the sheriff be directed to enforce the judgment.	ORS 105.151 and ORS 105.161
Typical overall timeline	A nonpayment case often takes about four to eight weeks from the notice to removal.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	10 days	ORS 90.394
Notice period for a lease violation	30 days	ORS 90.392
Tenant response after the case is served	7 days	ORS 105.135
From judgment to removal	4 days	ORS 105.151 and ORS 105.161

Step	Typical time	Rule
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- ORS 90.394
- ORS 90.392
- ORS 90.427
- ORS 105.100 to 105.168
- ORS 105.135
- ORS 105.151 and ORS 105.161
- ORS 90.375
- ORS 90.323 and 90.324 (SB 611, 2023)

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.