

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION

Plaintiff (Landlord or Agent)

vs.

Case No. _____

and all others

Defendant(Tenant or Occupant)

RESIDENTIAL EVICTION COMPLAINT

Filing fee at ORS 105.130

PLAINTIFF-LANDLORD:

DEFENDANT-TENANT:

and all others

Plaintiff (Landlord or Agent)

Tenants or Occupants Name

Plaintiff's Street Address

Tenant's Street Address

Plaintiff's City / State / ZIP

Tenant's City State ZIP

Plaintiff's Phone

Plaintiff's County

Tenant's Phone

MARION
County

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

Tenant's Street Address

Tenant's City State Zip

MARION
County

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 **erpetrating doimestic violence, sexual assault or stalking.** (ORS 90.445)
- 72-hour or 144-hour notice for **nonpayment of rent.** (ORS 90.394)
- 7-day notice **with stated cause** in a **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 (4))
- 30-day or 60-day notice **without stated cause in a month-to-month tenancy.** (ORS 90.427(3) or (4)).
- 180-day notice **without stated cause in a month-to-month tenancy.** (ORS 90.429)
- 30-day notice **with stated cause.** (ORS 90.362, 90.630 or 90.632)
- Notice to bona fide tenants after **foreclosure sale** or termination of fixed-trm tenancy after foreclosure sale. (ORS 86.755(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)).

I certify that the allegations and factual assertions in this complaint are true to the best of my knowledge.

Signature of landlord or agent

Date

Name of landlord or agent (Printed)

Plaintiff's email

