

EXISTING AUTHORITY FOR LANDLORDS TO END RESIDENTIAL TENANCIES (not including MH park tenancies)

VanLandingham

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1. **Fixed term tenancies (aka leases) end automatically**; no termination notice is required. ORS 90.100 (18)

2. **No-cause 30-day termination notices** (60-day notices after the first year of occupancy) to terminate month to month tenancies. ORS 90.427 (3)

3. **For-cause 30-day termination notices** for fixed term or month to month tenancies. ORS 90.392

a. “Cause” is defined as nonpayment of rent, a material violation of the rental agreement, including nonpayment of a late or utility-pass-through charge, or a material violation of ORS 90.325, which lists tenant duties, such as keeping the unit clean, not disturbing others, and not causing damage.

b. The tenant may cure the cause within 14 days.

c. If the tenant commits substantially the same violation within 6 months, a 10-day for-cause termination notice can be used, with no right to cure the violation/cause.

4. **For-cause 72-hour nonpayment of rent termination notice** if rent is unpaid within 7 days of the due date; tenant can cure within the 72 hours. ORS 90.394

5. **For-cause 24-hour termination notice for outrageous conduct**, including causing or threatening substantial personal injury or damage, providing false information regarding a criminal conviction on an application, or “any act that is outrageous in the extreme,” including prostitution or illegal drugs. Tenant may not cure. ORS 90.396

6. **For-cause 48-hour termination notice for possession or use of alcohol or drugs in alcohol-and-drug-free housing.** Tenant may cure. ORS 90.398

7. **For-cause 24-hour termination notice for an unauthorized person in possession** of a dwelling unit. ORS 90.403

8. For-cause 10-day termination notice for an unpermitted pet capable of causing damage. Tenant may cure. 90.405

9. No-cause 180-day termination notice for a tenant who owns a manufactured home on rented land but not in a park (park defined as four or more spaces). ORS 90.429

10. For-cause 24-hour termination notice for drug or alcohol use in a group recovery home (e.g., Oxford House). No FED required. 90.440

11. For-cause 24-hour termination notice for domestic violence. 90.445

12. No-cause 24-hour termination notice of an employee (e.g., a resident manager). ORS 91.120

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