

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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