

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Plaintiff (Landlord or Agent)  
v.

Case No: \_\_\_\_\_

**RESIDENTIAL EVICTION  
COMPLAINT**

Filing fee at [ORS 105.130](#)

\_\_\_\_\_  
Defendant (Tenant or Occupant)

**PLAINTIFF-LANDLORD:**

**DEFENDANT-TENANT:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
Street (do not use a P.O. Box)

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
City / State / ZIP

\_\_\_\_\_  
Phone

\_\_\_\_\_  
County

\_\_\_\_\_  
Phone

\_\_\_\_\_  
County

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

\_\_\_\_\_  
Street City State ZIP

**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 **perpetrating domestic 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 90.392 \(6\)](#))

- 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 [90.392](#), [90.630](#) or [90.632](#))
- Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term 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 \(3\)](#)).

**Certificate of Document Preparation.** Check all that apply:

- I chose this form for myself and completed it without paid help
- A legal help organization helped me choose or complete this form, but I did not pay money to anyone
- I paid (or will pay) \_\_\_\_\_ for help choosing, completing, or reviewing this form

**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)