

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)