OREGON NOTICE OF TERMINATION WITHOUT STATED CAUSE

State of Oregon — ORS 90.427(8)(a)(B) Date of notice: November 8, 2026

TO: FICTIONAL EXAMPLE TENANT **PROPERTY:** 200 EXAMPLE LANE, Josephine County, OR **FROM:** FICTIONAL EXAMPLE LANDLORD — NOT FOR SERVICE, 100 EXAMPLE LANE, Josephine County, OR **Telephone:** 000-000-0000

Termination date

Deadline to vacate: on or before January 8, 2027.

Your month-to-month tenancy is terminated effective that date under ORS 90.427(8)(a)(B). Vacate and deliver possession by that date. The entered deadline has been checked to provide at least sixty calendar days after lawful delivery, together with any required service extensions or longer applicable period. The rental agreement was entered on November 1, 2024; its date alone does not establish the occupancy period.

Basis for this notice

The landlord states that this termination is after the first year of occupancy, that the tenant's dwelling is in the same building or on the same property as the landlord's actual primary residence, and that the building or property contains no more than two dwelling units. This notice relies on those supplied facts, not merely a future intention to occupy the property.

This notice is given without stated cause. The recipient does not have a right to cure any explanation for the termination, and the landlord need not prove that explanation in a court action. This does not remove a tenant's right to dispute statutory eligibility, service, the deadline, discrimination, retaliation, or other legal defenses.

Additional requirements and preparation

The one-month payment provision in ORS 90.427(6) applies to terminations under subsection (5); this notice instead uses subsection (8)(a)(B). This is not a representation that all local or other relocation obligations are waived. Any applicable local, federal, lease or protected-tenancy requirements must still be satisfied.

Preparer's review and applicable additional obligations: FICTIONAL EXAMPLE ONLY — DO NOT SIGN OR SERVE. The owner-primary-residence, two-unit and occupancy facts are stipulated only to illustrate this clause. No real tenancy, legal review, delivery or payment is represented. Confirm your actual facts and applicable obligations before using your own notice.

Only a court may award possession where required. This notice does not authorize a lockout, utility shutoff or other self-help removal.

Landlord / authorized representative

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

Service record — complete only after actual lawful delivery

Entered service date: November 9, 2026 **Entered method:** Personal delivery **Named server:** FICTIONAL EXAMPLE SERVER

These entries alone do not certify that delivery occurred. Record the actual manner, recipient, time, and required mailing or other steps below, and complete any legally required declaration. Do not sign for an act that has not occurred.

Actual delivery details: _____

Server signature after actual delivery: _____ **Date:** _____

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