

Oregon Lease Termination and Removal Letter

(MANUFACTURED DWELLING /FLOATING HOME)

Notice Date: _____ Address of Premises: _____

To: _____

I, the landlord of the above listed rental property, hereby determine that the exterior of the dwelling currently being rented to _____ is in disrepair and/or deteriorating for the reasons stated below and, in accordance with § 90.632, the dwelling must be removed from the facility before the established notice period has ended, at which point the rental agreement will be terminated.

- The tenant has sixty (60) days to remove the dwelling from the facility before the agreement is terminated due to disrepair/deterioration of the exterior of the dwelling. The specific cause/reason for termination is:

_____.

- The tenant has thirty (30) days to remove the dwelling from the facility before the agreement is terminated due to disrepair and/or deterioration of the exterior of the dwelling that creates a risk of imminent and serious harm to dwellings or persons within the facility. The specific cause/reason for termination is:

_____.

- The tenant has thirty (30) days to remove the dwelling from the facility before the agreement is terminated due to disrepair and/or deterioration of the exterior of the dwelling within twelve (12) months of receiving prior notice of termination and removal for the same condition. The specific cause/reason for termination is the same condition as mentioned in a prior notice and involves the following issues:

_____.

The tenant can avoid termination by making repairs/modifications to the dwelling before the end of the notice period. The following measures can be taken to correct the issues stated above:

_____.

The tenant should provide written notice of the corrections made to the dwelling so the landlord may inspect the repairs/modifications and respond in a timely manner. The notice should be sent to

_____ (address) by _____ (date).

I, the landlord of the above listed rental property, understand that if notice of correction was provided by the tenant at least fourteen (14) days prior to the termination notice or extension period, my failure to respond as required by § 90.632(7) is a defense to the notice for termination.

The tenant may request that the termination and correction period be extended* in accordance with § (0.632(8) by providing written notice to the landlord describing the reasons why an extension is required.

**Except in cases where the disrepair/deterioration creates a risk of imminent and serious harm to dwellings or persons within the facility and only thirty (30) days termination notice was provided.*

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the following tenant(s) in possession in the manner(s) indicated below:

- On _____, I handed the notice to the tenant(s) personally.

- On _____, after attempting personal service, I handed the notice to a person of suitable age and discretion at the residence/business of the tenant(s), AND I deposited a true copy in the _____ [Name of Your Postal Service], in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence.

- On _____, after attempting service in both manners described above I placed the notice in a conspicuous place at the residence of the tenant(s) AND I deposited a true copy in the _____ [Name of Your Postal Service] in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence.

Landlord's Signature: _____ Date: _____

Print Name: _____