

EXISTING AUTHORITY FOR LANDLORDS TO TERMINATE RESIDENTIAL TENANCIES IN OREGON For TENANT CAUSE

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Note: These are the for-cause grounds for termination of a month-to-month tenancy. They can also be used during the term of a fixed term tenancy. None of this would change as a result of SB 608.

1. For-cause 30-day termination notices. ORS 90.392

a. “Cause” is defined as a violation of the rental agreement, including nonpayment of rent, non-payment of a late or utility-pass-through charge, or any material violation of ORS 90.325, which lists tenant duties, such as keeping the unit clean, not disturbing others, not causing damage, etc.

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.

2. For-cause 10-day termination notice for an unpermitted pet capable of causing damage. Tenant may cure. 90.405

3. For-cause 72-hour non-payment 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

4. 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

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 24-hour termination notice for an unauthorized person in possession of a dwelling unit. ORS 90.403

7. 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

8. For-cause 24-hour termination notice for perpetrating domestic or sexual violence. 90.445