

Commonwealth Real Estate Services
18150 SW Boones Ferry Road
Portland, OR 97224
(503) 244-2300
(503) 768-4660 Fax

**10 DAY NOTICE
FOR NON PAYMENT**

**FORM
8A**

DATE: _____ TENANT(S): _____

ADDRESS: _____ SPACE #: _____

CITY: _____ STATE: Oregon ZIP: _____

MAILING ADDRESS IF DIFFERENT THAN ABOVE: _____

CITY: _____ STATE: _____ ZIP: _____

CAUTION: THIS 10-DAY NOTICE (FORM NO. 8A) REPLACES THE ONE PREVIOUSLY USED FOR ISSUING A 72-HOUR NOTICE. INFORMATION REGARDING TENANT RESOURCES IS AVAILABLE AT WWW.211INFO.ORG.

This is to inform you that your rent is now at least seven (7) days past due. This is your 10 Day Notice written notice to pay the **TOTAL DELINQUENT RENT PAST DUE** or your tenancy will be terminated as provided by the Oregon Landlord/Tenant Law. PLEASE NOTE THAT YOU MAY CURE THIS NONPAYMENT BREACH BY PAYING ONLY THE **TOTAL DELINQUENT RENT PAST DUE** WITHIN 10 DAYS; however, nonpayment of fees, deposits and charges may constitute grounds for eviction pursuant to Oregon Law.

TOTAL DELINQUENT RENT PAST DUE: \$ _____

Total late charge and/or returned/NSF check charge: \$ _____

Total additional fees, deposits and/or charges (e.g. RV storage, additional vehicle(s), utilities, pet violation charge, etc.): \$ _____

TOTAL: \$ _____

- This notice has been personally served. The **TOTAL DELINQUENT RENT PAST DUE** must be received by 11:59 p.m. on: _____ or your tenancy will be terminated. *or,*
- This notice has been sent by first class mail, on the date indicated above, and attached to the main entrance of the tenant's residence. The **TOTAL DELINQUENT RENT PAST DUE** must be received by 11:59 p.m. on: _____ or your tenancy will be terminated. *or,*
- This notice has been served by first class mail, on the date indicated above, and the termination date includes three (3) additional days for mailing of this notice. The **TOTAL DELINQUENT RENT PAST DUE** must be received by midnight on: _____ or your tenancy will be terminated.

MAKE PAYMENT TO: _____

LANDLORD/AGENT: _____ TELEPHONE: _____

ADDRESS: _____ SPACE #: _____

CITY: _____ STATE: Oregon ZIP: _____

Failure to pay the **“TOTAL DELINQUENT RENT PAST DUE”** by the date/time indicated above will result in termination of your tenancy. However, you are still liable for any other fees, deposits and charges past due under your Rental Agreement and/or Rules and Regulations. Failure to pay may also constitute a violation of your Rental Agreement and/or Rules and Regulations for which your tenancy may be terminated upon 30-days written notice, even though the **“TOTAL DELINQUENT RENT PAST DUE”** has been paid in accordance with this 10 day notice.

Oregon Law provides that if you are a tenant renting a space in a floating home slip or space in a mobile home or manufactured dwelling park, the Landlord may evict you with not less than thirty (30) days written notice if you have received three (3) or more 10 day notices within the previous twelve (12) months (“THE 3-STRIKES LAW”). **IF YOU RECEIVE A 30-DAY NOTICE TO TERMINATE YOUR TENANCY UNDER THE 3-STRIKES LAW, YOU WILL HAVE NO RIGHT TO CORRECT THE CAUSE STATED IN THAT NOTICE.**

THIS 10 DAY NOTICE IS YOUR () FIRST () SECOND () THIRD (or more) WITHIN THE PREVIOUS TWELVE MONTHS.

If the recipient of this Notice is a veteran of the armed forces, assistance may be available from a veteran’s service officer or community action agency in the County in which the recipient’s property/space is located. Contact information for a local county veteran’s service officer and community action agency may be obtained by calling a 2-1-1 information service.

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

(Landlord should retain a completed copy of this Notice.)

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

Spanish	Este formulario está disponible en español en:
Russian	Бланк этого документа можно получить на русском языке в:
Vietnamese	Đơn này có bằng tiếng Việt tại:
Traditional Chinese	本表格的繁体 中文版在:
Korean	한국어로 _번역된 _양식은 _다음 _웹 _사이트에서 _찾을 _수 _있습니다:

<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment, or you risk losing your housing.

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org or contact a local service provider at <https://www.oregon.gov/ohcs/housing-assistance/pages/emergency-rental-assistance.aspx>.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org> to find an office near you.

The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public.