IN THE JUSTICE COURT OF THE STATE OF OREGON FOR
THE COUNTY OF CLACKAMAS

_____

_____
Plaintiff (Landlord or Agent)

v.

_____

_____

_____

_____
Defendant (Tenant or Occupant)

Case No. _____

RESIDENTIAL EVICTION COMPLAINT

☐ This case is subject to the Residential Landlord and Tenant Act

Filing fee at ORS 105.130

PLAINTIFFS-LANDLORDS:

Name	Name
Street	City / State / ZIP
Phone	County

DEFENDANTS-TENANTS:

Name	Name
Street	City / State / ZIP
Phone	County

Name	Name
Street	City / State / ZIP
Phone	County

1. Defendant-Tenants are in possession of the dwelling unit, premises, or rental property 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 for **nonpayment of rent in a week-to-week tenancy** (ORS 90.394 (1)) 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))
☐ 10-day or 13-day notice for **nonpayment of rent** (ORS 90.394 (2))
☐ 20-day notice for a **repeat violation** (ORS 90.630 (6))
☐ 30-day,60-day, or 180 day notice **without stated cause in a month-to-month tenancy** (ORS 90.427 (3)(b) or (8)(a)(B) or 90.429)
☐ 30-day notice **with stated cause** (ORS 90.392, 90.427(8)(a)(C), 90.630 or 90.632):
  ☐ The stated cause is for nonpayment as defined in ORS 90.395
☐ 30-day notice **without stated cause in a fixed-term tenancy** (ORS 90.427(4)(b) or (8)(b)(B))
☐ 60-day notice **with stated cause** (ORS 90.427)5)(b) or 90.632)
☐ 90-day notice **with stated cause** (ORS 90.427 (5) (a) or (7))
☐ Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term tenancy after foreclosure sale (ORS 86.782 (6)(c))
☐ Other notice:_____

☐ No notice (explain):_____

4. If the landlord uses an attorney, the case goes to trial, and the landlord wins in court, the landlord can collect attorney fees from the defendant pursuant to ORS 90.255 and 105.137 (3)

5. 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))

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)

Email Address