

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION

Plaintiff (Landlord or Agent)
vs.

Case No. _____

Defendant(Tenant or Occupant) and all others

RESIDENTIAL EVICTION COMPLAINT
Filing fee at ORS 105.130

PLAINTIFF-LANDLORD:

DEFENDANT-TENANT:

Plaintiff (Landlord or Agent)

Tenants or Occupant's Name and all others

Plaintiff's Street Address

Tenant's Street Address

Plaintiff's City / State / ZIP

Tenant's City State ZIP

Plaintiff's Phone

Plaintiff's County

Tenant's Phone

MARION
County

1. Defendant-Tenants are in possession of the dwelling unit, premises, or rental property located at:

Tenant's Street Address

Tenant's City State Zip

MARION
County

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 or 144-hour notice for **nonpayment of rent.** (ORS 90.394)
- 7-day notice **with stated cause** in a **week-to-week** tenancy. (ORS 90.394)
- 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))
- 20-day notice for a **repeat violation.** (ORS 90.630 (4))
- 30-day or 60-day notice **without stated cause in a month-to-month tenancy.** (ORS 90.427(3) or (4)).
- 180-day notice **without stated cause in a month-to-month tenancy.** (ORS 90.429)
- 30-day notice **with stated cause.** (ORS 90.362, 90.630 or 90.632)
- Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term tenancy after foreclosure sale. (ORS 86.755(6))

(c) Other notice _____

No notice (explain) _____

4. 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)

Plaintiff's email

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**RESIDENTIAL EVICTION
SUMMONS**

TO:

Street Address of Property Occupied by Defendant City State Zip

Mailing address (if different)

**NOTICE TO TENANTS:
READ THESE PAPERS CAREFULLY!
YOUR LANDLORD WANTS TO EVICT YOU**

ON _____ AT **9:00 A.M.** you must come to the Marion County courthouse at 100 High Street NE, Salem, Oregon 97301. You do not have to pay any fees to the court for this first hearing.

- If you *do not* appear in court and your landlord does, your landlord will win automatically and can have the sheriff physically remove you from the property.
- If you *do* appear in court and your landlord does not, the court will dismiss this case.
- If both of you appear in court:

- The judge may ask you to try to reach an agreement with your landlord, but this is voluntary. Trained mediators may be available for free to help you resolve disputes.
- If you and your landlord do not reach an agreement, the court will schedule a trial.

IF YOU WANT A TRIAL, YOU MUST:

- Be in court at the time scheduled above. Allow time to get through security.
- On the same day, file an *Answer* with the court giving a *legal* reason why you should not be evicted. The court can give you a form;
- Give a copy of the *Answer* to your landlord (or your landlord's agent or lawyer); **and**
- Pay a filing fee. The judge may defer payment if you are low-income. Go to www.courts.oregon.gov to see what the filing fee will be.

IF YOU HAVE QUESTIONS, YOU SHOULD SEE A LAWYER IMMEDIATELY. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or go to www.oregonstatebar.org.

Signature of Plaintiff (landlord or agent)

Dated

Name of Plaintiff (printed)

Plaintiff's Street Address

Plaintiff's City State Zip

Phone Number

Landlord's email