



Manufactured Housing Communities of Oregon

MHCO Form 41: 24 Hour Notice to Vacate

Revised 11-2-2012 | This form is exclusively licensed to:

Name of Community/Park:

Address:

DATE/TIME OF THIS NOTICE (Insert the date and time if this Notice is personally served. If deposited in the mail, or mailed and attached to the main entrance of the Tenant's residence, insert date only):

_____.

TENANT(S) _____

ADDRESS _____ SPACE _____ CITY _____ STATE _____ ZIP _____

This is to inform you that your tenancy has been terminated for the reason(s) set forth below.

This Notice has been personally served. You must vacate no later than _____. (Insert a date and time. This date and time should be at least 24 hours after the date and time of personal service. For example, if this notice is personally served at 4:00 PM on the 1st day of July, the earliest date and time to insert would be 4:00 PM on the 2nd day of July.)

This notice has been sent by first class mail. You must vacate no later than Midnight on _____. (Insert a date only. This date should be no earlier than the 3rd day after the date this Notice. Don't count the date of mailing. For example, if this Notice is deposited in the mail on the 1st day of July, the earliest date to insert would be the 4th day of July.)

This notice has been sent by first class mail and attached to the main entrance of the tenant's residence. You must vacate no later than Midnight on _____. (Insert a date only. This date should be no earlier than one full day after the date of this Notice. For example, if this notice is mailed and attached on the 1st day of July, the earliest date to insert would be the 2nd day of July. Caution: This



method of service should not be selected unless the rental agreement allows both the landlord and tenant to send notices to the other by attachment and mailing. The current MHCO rental agreement does permit landlord and tenant to use this method of sending notices to each other.)

CAUSE OF THIS NOTICE

You, or someone in your control, or your pet, seriously threatened to inflict substantial personal injury, or inflicted any substantial personal injury, upon a person on the premises, other than yourself (See, Description of Offending Activity, below);

You, or someone in your control, recklessly endangered a person on the premises, other than yourself, by creating a serious risk of substantial personal injury (See, Description a/Offending Activity, below);

You, someone in your control, or your pet, inflicted any substantial personal injury upon a neighbor living in the immediate vicinity of the premises (See, Description of Offending Activity, below);

You, or someone in your control intentionally inflicted any substantial damage to the premises or your pet inflicted substantial damage to the premises on more than one occasion (See, Description of Offending Activity, below):

You, someone in your control, or your pet, committed any act that is “outrageous in the extreme,” as defined in ORS 90.396 on the premises or in the immediate vicinity of the premises. (See, Description of Offending Activity, below) (Note: An act that is “outrageous in the extreme” is an act not otherwise described above, but is similar in degree. Acts that are “outrageous in the extreme” include, but are not limited to: Prostitution or promotion of prostitution; Manufacture, possession or delivery of a controlled substance; Intimidation; or Burglary.)

DESCRIPTION OF OFFENDING ACTIVITY (Include names, dates and times, if available)

(Add additional page If necessary.)

The tenant has vacated the premises, the person in possession is holding contrary to a written rental agreement that prohibits subleasing the premises to another or allowing another person to occupy the premises without the written permission of the landlord, and the landlord has not knowingly accepted rent from the person in possession;

You intentionally provided false information on your application for tenancy within the past year.

NOTE: If the above cause for termination is based upon the acts of your pet, you may cure the cause and avoid termination by removing the pet from the premises prior to the end of the termination date identified above. However, if you return the pet to the premises at any time after having cured the violation, landlord, after at least 24 hours' written notice specifying the subsequent presence of the offending pet, may terminate your rental agreement and take possession in the manner provided by Oregon Law. This subsequent violation may not be cured by removing the pet.

Owner/Agent: _____ Date: _____

Name of Community/Park:

Address: