



Manufactured Housing Communities of Oregon

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## MHCO Form 48: Pet Violation Notice

Revised 1-25-2013 | This form is exclusively licensed to:

Name of Community/Park:

Address:

**DATE OF THIS NOTICE** (Insert the date this Notice is personally served, deposited in the mail, or mailed and attached to the main entrance of the tenant's residence, in accordance with the box checked below.) :

\_\_\_\_\_.

TENANT(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SPACE: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: Oregon ZIP: \_\_\_\_\_

This is to inform you that you are in violation of the Community Rules and Regulations regarding pets and/or your Pet Agreement for the reasons stated in CAUSE OF THIS NOTICE, below. Pursuant to Oregon Law, the landlord has the right to levy a fine, not to exceed \$50.00 per violation. See, ORS 90.530. The amount of your fine is \$\_\_\_\_\_. The failure to pay this sum in accordance with the Community Rules and Regulations and/or your Pet Agreement may result in the issuance of a 30-day notice of termination of your tenancy. Issuance of a fine is not a waiver of the right to later terminate your tenancy in the event your pet is subsequently in violation of the Community Rules and Regulations or your Pet Agreement.

***(This is not a 30-day notice to terminate the Resident's tenancy. This Notice should only be issued if the landlord desires to levy a fine for the pet violation. In the following instances landlord should issue a 30-day notice to terminate rather than a fine: (a) the Resident's pet has not been authorized or approved by landlord (e.g. because of size, weight, breed); (b) the Resident has failed or refused to sign a Pet Agreement, (c) the Resident has failed to provide evidence of insurance with appropriate notice to landlord in the event of cancellation; or (d) the Resident has failed or refused to pay a fine that has been assessed.)***



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(Check only one box)

This Notice has been personally served.

This notice has been sent by first class mail.

This notice has been sent by first class mail and attached to the main entrance of the tenant's residence.

**(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 (Specify facts sufficient to notify tenant of the reasons for the issuance of the fine):

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*(Attach additional page, if necessary)*

**Owner/Agent:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

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