



Manufactured Housing Communities of Oregon

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## MHCO Form 44: 20-Day Notice to Vacate (Repeat Violation(s) within 6 months)

Revised 11-8-2012 | 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.) :

\_\_\_\_\_.

This is to notify you that your tenancy will end on the TERMINATION DATE specified below. The reason for this notice is because substantially the same act or omission which constituted a prior violation for which notice was previously given to you has recurred within six (6) months from the date of that prior notice. Please see CAUSE OF THIS NOTICE section, below. You will have no right to retain possession of the Space beyond the TERMINATION DATE by correcting the violation(s) described below. See, ORS 90.630. (This non-curable 20-day Notice may be given to the Resident only if the act or omission specified below in CAUSE OF THIS NOTICE occurred within six (6) months of the date of a prior 30-day notice which had been given to the Resident for substantially the same act or omission.)

### TERMINATION DATE (Check only one)

This Notice has been personally served. Termination must occur no later than Midnight on \_\_\_\_\_ (Insert a date only. This date should be no earlier than the 20th day after the above date of this Notice. For example, if this notice is personally served on the 1st day of July, the earliest date to insert would be the 21st of July.)



This notice has been sent by first class mail. Termination must occur no later than Midnight on \_\_\_\_\_. (Insert a date only. This date should be no earlier than the 23rd day after the date of this Notice. For example, if this Notice is deposited in the mail on the 1st day of July, the earliest date to insert would be the 24th day of July.)

This notice has been sent by first class mail and attached to the main entrance of the tenant's residence. Termination must occur no later than Midnight on \_\_\_\_\_. (Insert a date only. This date should be no earlier than the 20th 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 21st 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 (Specify facts sufficient to notify tenant of the reasons for termination of tenancy)

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*(Attach additional page, if necessary)*

Owner/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

**Name of Community:**

**Address:**