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3 **IN THE JUSTICE COURT FOR REEDSPORT DISTRICT**
4 **DOUGLAS COUNTY, OREGON**
5 **(541) 271-4868/ justctreed@co.douglas.or.us**

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Plaintiff (Landlord or Agent)

v.

Defendant (Tenant or Occupant)

Case No.: _____

**RESIDENTIAL EVICTION
COMPLAINT**

Filing fee \$90.00

PLAINTIFF-LANDLORD:

DEFENDANT-TENANT:

Address: _____

Mailing Address: _____

City: _____

City: _____

State: OR Zip: _____

State: OR Zip: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

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

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 in a week-to-week tenancy.** (ORS 90.394)

10-day or 13-day notice for **nonpayment of rent** in a non-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 causes or without stated cause in a week-to-week tenancy.** (ORS 90.392(5), 90.405 or 90.427(2))

- 1 20-day notice for **repeat violation**. (ORS 90.630(6))
- 2 30-day or 60-day notice **without stated cause in a month-to-month tenancy**. (ORS 90.427(3)(b) or (8)(a)(B) or (C))
- 3 180-day notice **without stated cause in a month-to-month tenancy**. (ORS 90.429)
- 4 30-day notice **with stated cause**. (ORS 90.392, 90.630 or 90.632)
- 5 30-day notice **without stated cause in a fixed-term tenancy**. (ORS 90.427(4)(b) or (8)(b)(B))
- 6 60-day notice **with stated cause**. (ORS 90.632)
- 7 90-day notice **with stated cause**. (ORS 90.427(5) or (7))
- 8 Notice to bona fide tenants after **foreclosure sale** or termination of fixed term tenancy after foreclosure sale. (ORS 86.782(6)(c))
- 9 Other notice _____
- 10 No notice (explain) _____

11 4. Plaintiff-Landlord requests judgment for possession of the premises, court costs, disbursements, and lawyer fees (if any under ORS90.255 and 105.137(3). [Note: if Plaintiff-Landlord uses an attorney, the case goes to trial, and Plaintiff-Landlord wins in court, Plaintiff-Landlord can collect attorney fees from the Defendant pursuant to ORS 90.255 and 105.137(3).]

14 5. This Complaint is filed based on nonpayment of rent under ORS 90.392, 90.394, or 90.630
 Plaintiff-Landlord delivered to Tenant-Defendant in writing a copy of both the *Notice of Eviction Protection and Declaration of Financial Hardship* and complied in all other respects with House Bill 4401 (2020, 3rd special session) Section 7(1)(a).
 Plaintiff-Landlord is not aware of any *Declaration of Financial Hardship* signed or delivered by any Tenant-Defendant at the property address above.

17 **Certificate of Document Preparation.** Check all that apply:

- 18 I chose this form for myself and completed it without paid help.
- 19 A legal help organization helped me choose or complete this form, but I did not pay money to anyone.
- 20 I paid (or will pay) _____ for help choosing, completing, or reviewing this form.

21 **I hereby declare that the above statements are true to the best of my knowledge and belief. I understand they are made for use as evidence in court and I am subject to penalty for perjury.**

22 _____
 23 Signature of landlord or agent

_____ Date

24 _____
 25 Name of landlord or agent (Printed)