

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

_____))
Plaintiff (Landlord or Agent)))
))
vs.))
_____))
))
Defendant (Tenant or Occupant)))

**RESIDENTIAL EVICTION
SUMMONS**

Case No.

TO: _____
Street address of Property Occupied by Defendant(s) City State Zip

ON _____ AT _____ A.M./P.M., you must appear in court.

- If you are being evicted for nonpayment of rent or other charges or fees, the enclosed notice and declaration forms have additional information on protection from eviction for nonpayment.
- 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 are a veteran, help may be available from a county veterans' service officer or community action agency. Contact information is included below.

IF YOU WANT A TRIAL, YOU MUST:

- Be in court at the time scheduled above
- On the same day, file an *Answer* with the court giving a legal reason why you should not be evicted.
- 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.

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

Case No: _____

Plaintiff (Landlord or Agent)
v.

**RESIDENTIAL EVICTION
COMPLAINT**

Filing fee at ORS 105.130

Defendant (Tenant or Occupant)

PLAINTIFFS-LANDLORDS:

_____ Name

_____ Name

_____ Street

_____ City / State / ZIP

_____ Phone

_____ County

DEFENDANTS-TENANTS:

_____ Name

_____ Name

_____ Street

_____ City / State / ZIP

_____ Phone

_____ County

_____ Name

_____ Name

_____ Street

_____ City / State / ZIP

_____ Phone

_____ County

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

_____ Street City State ZIP

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 notice for **nonpayment of rent in a week-to-week tenancy** (ORS 90.394(1))
- 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))
- 10-day or 13-day notice for **nonpayment of rent** (ORS 90.394(2))
- 20-day notice for a **repeat violation** (ORS 90.630 (4))
- 30-day, 60-day, or 180-day notice **without stated cause in a month-to-month tenancy** (ORS 90.427 (3)(b) or (8)(a)(B) or (C), or 90.429)
- 30-day notice **with stated cause** (ORS 90.392, 90.630 or 90.632)
 - The stated cause is for nonpayment as defined in Section 55 of House Bill 2001 (2023)
- 30-day notice **without stated cause in a fixed-term tenancy** (ORS 90.427(4)(b) or (8)(b)(B))
- 60-day notice **with stated cause** (ORS 90.632)
- 90-day notice **with stated cause** (ORS 90.427 (5) or (7))
- Notice to bona fide tenants after **foreclosure sale** or termination of fixed-term tenancy after foreclosure sale (ORS 86.782(6)(c))
- Other notice:

- No notice (explain):

4. If the landlord uses an attorney, the case goes to trial, and the landlord wins in court, the landlord can collect attorney fees from the defendant pursuant to ORS 90.255 and 105.137 (3)

5. 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)

NOTICE RE: EVICTION FOR NONPAYMENT OF RENT

THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT

(Spanish) Este formulario está disponible en español en:
(Russian) Бланк этого документа можно получить на русском языке в:
(Vietnamese) Đơn này có bằng tiếng Việt tại:
(Traditional Chinese) 本表格的繁体中文版在:
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to www.211info.org. Find a local service provider at <https://www.oregon.gov/ohcs/housing-assistance/pages/emergency-rental-assistance.aspx>

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org> to find an office near you. The Oregon State Bar provides information about legal assistance programs at www.osbar.org/public