

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

\$88.00 Filing Fee

_____)	COMPLAINT
Plaintiff (Landlord))	Forcible Entry and Unlawful Detainer
vs.)	Residential Rental Property
_____)	
Defendant(s) (Tenants))	Case No. _____

Defendant(s) (tenants) are in possession of the following dwelling unit, premises, or rental property located in Marion County, Oregon:

Physical address: _____

Mailing address: [] same: _____

Phone Number (Defendant(s)): _____

Plaintiff(s) (landlord) is entitled to possession of the premises because of:

- ___ 24-hour notice for personal injury, substantial damage, extremely outrageous act or unlawful occupant ORS 90.396 or 90.403.
- ___ 48 hour or 24-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. ORS 90.394
- ___ 10- day or 13 day notice to pay or vacate for nonpayment of rent.
- ___ 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 in a month-to-month tenancy or without stated cause in a week-to-week tenancy ORS 90.392(5), 90.405 or 90.427(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 (4)] or 90.429.
- ___ 30-day notice with stated cause ORS 90.392, 90.630 or 90.632.
- ___ 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 tenant after foreclosure sale or termination of fixed term tenancy after foreclosure sale. ORS 86.782(6)(c).
- ___ Other notice _____
- ___ No notice (explain) _____

A COPY OF THE NOTICE RELIED UPON, IF ANY, IS ATTACHED.

*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 ORS 105.137(3).
Landlord requests judgment for possession of the premises, court costs, disbursements, and attorney fees.*

I declare that the allegations and factual assertions in this complaint are true to the best of my knowledge.

DATED: _____, 20____ Signature: _____

Mailing address: _____

Phone: _____

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_____,)
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.

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IF YOU HAVE QUESTIONS, YOU SHOULD SEE A LAWYER IMMEDIATELY. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or go to www.oregonstatebar.org. Veterans (and others) can call 2-1-1 for information and resources including veteran's services and community action agencies.

Signature of Plaintiff (landlord or agent)

Dated

Name of Plaintiff (printed)

Address of Plaintiff

Phone Number

NOTICE OF EVICTION PROTECTION

THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS TO PROTECTION AGAINST
EVICTION FOR PAYMENT.

For information in Spanish, Korean, Russian, Vietnamese or Chinese,
go to the Judicial Department website at www.courts.oregon.gov/forms

If you have applied for emergency rental assistance, you may be protected from eviction for nonpayment of rent as long as your application is pending with the rental assistance provider.

To qualify for this protection, you must give your landlord documentation of your rental assistance application at or before your first appearance in court, and no later than June 30, 2022.

The protection from eviction for nonpayment rent applies until your application is no longer pending, but no later than September 30, 2022.

DO NOT MISS AN EVICTION COURT DATE, even if you believe your eviction should not be moving forward. Documentation of your application for rental assistance can be provided by any reasonable method, including by sending a copy or photograph of the documentation to your landlord by email or text message. “Documentation” includes email, a screenshot, or other written or electronic documentation verifying the submission of any application emergency rental assistance.

To apply for rental assistance, go to www.oregonrentalassistance.org, dial 211 or go to www.211info.org. To find free legal assistance for low-income Oregonians, go to www.oregonlawhelp.org.

Low-income tenants who have received a court summons about an eviction case may contact the Eviction Defense Project at (888) 585-9638 or email evictiondefense@oregonlawcenter.org to seek free legal defense.