

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

PLAINTIFF (Landlord or Agent):

Case No. \_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

v.

**RESIDENTIAL EVICTION  
COMPLAINT**

DEFENDANT (Tenants/Occupants):

Filing fee at ORS 105.130

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

1.

Tenants are in possession of the dwelling unit, premises or rental property described above or located at: \_\_\_\_\_

2.

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 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).
- 10-day or 13-day notice for nonpayment of rent. ORS 90.394(2).

- 20-day notice for a repeat violation. ORS 90.630(5).
- 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 HB 2001, 2023 Act.
- 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) \_\_\_\_\_

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

3.

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 107.137(3).

Landlord requests judgment for possession of the premises, court costs, disbursements and attorney fees.

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

\_\_\_\_\_  
Signature of Landlord or agent