

90 DAY NOTICES

The 90 Day notice is intended to be used to remove people, not for violating rules, but whose behavior and attitude is disruptive to the house.

It should not be used as part of a popularity issue.

It is not a bar to a person applying to a different house. Not all houses and people match well.

Remember that we must think about principles, not personalities. The principle that a house must think about when considering expelling a house member is that the life of the house comes before the needs of the individual.

Also in RAP, we are looking for progress, not perfection. People need time to grow, especially people in early recovery. Central to RAP housing is the willingness to change. Everyone is coming out of difficult life situations. RAP housing is about providing a safe environment in which people can change. All that is really required for progress and growth in a house is willingness to change. A 60 day notice means that the house thinks that the member is not willing to change.

As with other expulsion notices, this is defined in the Oregon Landlord Tenant Act under ORS 90.427, "Termination of periodic tenancies." Members in houses are paying month to month which is called a "periodic tenancy" under the law. The 60 day notice is the most common type of expulsion and is known as a notice "for no cause." With this notice, the landlord gives no reason for the termination of the rental agreement (although such a termination cannot be for an unlawful reason). If your tenancy began more than one year ago, your landlord has to give you a 60-day "no cause" notice.

90 DAY TERMINATION OF TENANCY

DATE: _____ TENANT(S) _____ et al.

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

Pursuant to Oregon Landlord/Tenant law, this is your 90 DAY notice of the landlord's intent to terminate your tenancy. It is not necessary to show you have done anything wrong or that you have violated your rental agreement.

This notice has been served personally at _____ am/pm on _____ (date). Your rental agreement will terminate at midnight _____ (date).

This notice has been served by first class mail and the effective date is extended by four days including the date mailed. Your rental agreement will terminate at midnight _____ (date: 94 days from date mailed).

CONTACT PERSON: _____.

ADDRESS: _____.

TELEPHONE: _____.