



MHCO Form 82: 10-Day Notice To Vacate For Non-Payment of Rent (RV Tenants and Tenants renting both Mobile Home and Space)

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CAUTION: THIS 10-DAY NOTICE (FORM NO. 42) REPLACES THE ONE PREVIOUSLY USED FOR ISSUING A 72-HOUR NOTICE. THIS CHANGE WAS REQUIRED BY HB 4401 SIGNED BY THE GOVERNOR ON DECEMBER 23, 2020. HB 4401 AND EARLIER LAWS HAVE IMPOSED A MORATORIUM ON THE TERMINATION OF A RESIDENTIAL TENANCIES FOR NONPAYMENT OF RENT. DO NOT ISSUE THIS NOTICE WITHOUT FIRST CHECKING WITH YOUR ATTORNEY TO DETERMINE IF THE MORATORIUM IS STILL IN EFFECT. DO NOT USE THIS FORM FOR WEEK-TO-WEEK TENANCIES. USE MHCO FORM NO. 85 FOR WEEK-TO-WEEK TENANCIES.

Name of Community/Park: _____

Address: _____

Instructions: If the Rental/Lease Agreement provides that rent is due on the 1st day of the month, the earliest this Notice may be issued is the 8th day of the month. If the due date for rent falls on any other day of the month, the earliest this Notice may be issued would be on the 8th day after that due date, including the due date.

Community Name and Address: _____

DATE OF THIS NOTICE (Insert the date this Notice is personally served, deposited in the mail, or mailed and securely attached to the main entrance of the Resident's home.) _____.

TENANT(S): _____

ADDRESS: _____ SPACE _____

CITY: _____ OREGON ZIP _____

Your rent is now at least seven (7) days past due. This is your 10-day Notice to pay **TOTAL RENT DUE**, identified below. If you do not pay the **TOTAL RENT DUE** by the **Deadline** identified in the box checked at Nos. 1, 2, or 3, below, your tenancy and Rental/Lease Agreement will terminate on the **Deadline**. Rent remains unpaid for the following months and in the following amounts (Insert each month of unpaid rent AND the amount of rent for each month. List only rent; not other Charges as defined below.):

TOTAL RENT DUE (Total all unpaid rent listed for the months identified above). \$ _____

Note: If you have any unpaid fees, fines, deposits, or other charges (collectively "Charges") due, they must still be paid. Pursuant to ORS90.392 Landlord reserves the right to issue you a separate 30-day Notice to terminate your tenancy if you do not timely pay the Charges.



Total Rent Due must be paid by the Deadline, appearing below (Check applicable box):

- 1. **This Notice was personally served.** The **Deadline** for payment is 11:59 PM on the ____ day of _____, 20___. (**Deadline** must be at least ten (10) days after the above **Date of This Notice** not counting the date of mailing and attachment. E.g. if personal service occurred on the 8th of the month, the earliest **Deadline** would 11:59PM on the 18th.)

- 2. **This Notice was mailed via regular first-class mail to Tenant.** The **Deadline** for payment is 11:59 PM on the ____ day of _____, 20___. (**Deadline** must be at least thirteen (13) days after the above **Date of This Notice**, not counting the date mailed. E.g. if mailing occurred on the 8th of the month, the earliest **Deadline** would 11:59PM on the 21st.)

- 3. This Notice was attached in a secure manner to the main entrance of Tenant’s home on the above **Date of this Notice**, AND also on said day mailed to Resident via regular first-class mail. The **Deadline** for payment is 11:59 PM on the ____ day of _____ 20___. (**Deadline** must be at least ten (10) days after the above **Date of This Notice**, not counting the date of mailing and attachment. E.g. if mailing and attachment occurred on the 8th of the month, the earliest **Deadline** would 11:59PM on the 18th.) *Caution: This attachment and mailing method of service should not be selected unless the Rental/Lease Agreement allows both the Landlord and Tenant to send notices to the other by this method. The current MHCO Rental/Lease Agreement does permit Landlord and Tenant to use this method of providing notices to each other.)*

FAILURE TO PAY “TOTAL RENT DUE” BY THE “DEADLINE” INDICATED IN THE BOX CHECKED ABOVE TERMINATES YOUR TENANCY AND YOUR LANDLORD INTENDS TO TAKE POSSESSION OF THE PREMISES IN THE MANNER PROVIDED BY THE OREGON RESIDENTIAL LANDLORD AND TENANT ACT.

If the recipient of this Notice is a veteran of the armed forces, assistance may be available from a veterans’ service officer or community action agency in the County in which the recipient’s property/space is located. Contact information for a local county veterans’ service officer and community action agency may be obtained by calling a 2-1-1 information service.

Owner/Agent: _____ Date: _____

Name of Community: _____

Address: _____

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