

**IN THE JUSTICE COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LANE**

_____) Case No: _____
Plaintiff (Landlord or Agent))
v.) **RESIDENTIAL EVICTION**
_____) **SUMMONS**
Defendant (Tenant or Occupant))

TO: _____
Street Address of Property Occupied by Defendant City State ZIP

Mailing Address (if different)

**NOTICE TO TENANTS:
READ THESE PAPERS CAREFULLY!
YOUR LANDLORD WANTS TO EVICT YOU.**

ON _____ AT _____ A.M./P.M., you must come to court at the location below. You do not have to pay any fees to the court for this first hearing.

- **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. Allow time to get through security;
- On the same day, file an *Answer* with the court giving a *legal* reason why you should not be evicted. The court can give you a form;
- 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. Go to www.courts.oregon.gov to see what the filing fee will be.

**GO TO THIS LOCATION:
Lane County Justice Court
900 Greenwood Street
Florence, OR 97439**

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) _____ Mailing Address _____ Phone _____

(To be completed by Plaintiff)

Contact information for:

- **County veteran's service officer for the county where Defendant lives:**

Phone: _____

- **Community action agency for the area where Defendant lives:**

Phone: _____

NOTICE OF EVICTION PROTECTION

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

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

Until

February 28, 2022, you may be protected from eviction for unpaid rent that you were supposed to pay for April 1, 2020 through June 30, 2021.

IF YOU ARE UNABLE TO PAY YOUR RENT BECAUSE OF A FINANCIAL HARDSHIP THAT OCCURRED ON OR AFTER MARCH 16, 2020, YOU MUST COMPLETE THE ATTACHED DECLARATION FORM AND GIVE IT TO YOUR LANDLORD BEFORE OR DURING YOUR FIRST APPEARANCE TO QUALIFY FOR PROTECTION.

To be protected, you must provide your landlord with a signed declaration stating that you have experienced financial hardship because of one or more of these conditions on or after March 16, 2020:

- Loss of household income
- Loss of work or wages
- Increased medical expenses
- Increased child care responsibilities or responsibilities to care for a person with a disability or a person who is elderly, injured, or sick
- Increased costs for child care or caring for a person with a disability or a person who is elderly, injured, or sick or
- Other circumstances that have reduced income or increased expenses

ONCE YOU HAVE PROVIDED THIS FORM TO YOUR LANDLORD, THE LANDLORD CANNOT FILE, THREATEN TO FILE OR COMPLETE AN EVICTION AGAINST YOU FOR NONPAYMENT UNTIL MARCH 1, 2022 FOR UNPAID RENT THAT YOU WERE SUPPOSED TO PAY FOR APRIL 1, 2020 THROUGH JUNE 30, 2021

The declaration form is attached to this notice. The form is available in multiple other languages at www.courts.oregon.gov/forms. You may give this form to your landlord in person, by first class mail or by sending a copy or photograph of this form by email or text message.

IMPORTANT NOTES:

- **Rent due on or after July 1, 2021 is not subject to the eviction moratorium!** As of July 1, 2021, you must pay rent according to your rental agreement.
- You must give or send the completed Declaration of Financial Hardship to your landlord at or before your first appearance date.
- Keep a copy of the form and a record of providing it to the landlord.
- If you live with other tenants, only one tenant per address needs to complete a Declaration.
- You still owe rent, as required by your rental agreement. Any unpaid rent must be paid by March 1, 2022. You may qualify for help paying your rent. See below for resources.
- Your landlord cannot charge late fees for any portion of unpaid rent from April 1, 2020, through June 30, 2021.
- If you are unable to pay your rent, give the attached declaration form to your landlord as soon as possible. You can submit this form to your landlord at any time. You do not have to wait until you

have a nonpayment notice. If you have experienced financial hardship, fill out and submit the form immediately.

- You can still be evicted for violations of the rental agreement (other than nonpayment of rent).
- You cannot be evicted without cause before July 1, 2021, except as listed in ORS 90.427 (5) involving the demolition or conversion of the dwelling unit, major repairs or renovations when the dwelling unit is or will be unsafe to occupy, or the occupancy of your dwelling unit by your landlord, the landlord's family member or someone who purchases the dwelling unit.

Until **February 28, 2022**, if you give your landlord documentation that you have applied for rental assistance at or before your first appearance in court, you may be temporarily protected for 60 days from eviction for nonpayment. To apply for rental assistance, go to www.oregonrentalassistance.org.

Documentation may be made by any reasonable method, including by sending a copy or photograph of the documentation by electronic mail or text message. "Documentation" includes electronic mail, a screenshot or other written or electronic documentation verifying the submission of an application for rental assistance.

TENANT RESOURCES

For help paying your rent and for referrals to other support services like food stamps, health benefits, unemployment insurance, and other public benefits, dial 211 or go to www.211.org

To find free legal help, go to www.oregonlawhelp.org

Oregon State Bar Lawyer Referral Service - www.oregonstatebar.org Phone: 503.684.3763 or toll-free in Oregon at 800.452.7636

If you are deployed or about to be deployed, contact the Oregon State Bar Military Assistance Panel (www.osbar.org/_docs/ris/militaryflier.pdf) for information about special rights and rules that may apply to you.

This form is available at:

(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>

DECLARATION OF FINANCIAL HARDSHIP FOR EVICTION PROTECTION

This form may be given to the landlord in person, by first class mail or, if available, by sending a copy or photograph by e-mail or text message.

I, _____ (tenant's name): , am a tenant at (address):

I am unable to pay my obligations under the rental agreement because I have been impacted by one or more of the following since March 16, 2020:

- Loss of household income
- Loss of work or wages
- Increased medical expenses
- Increased child care responsibilities or responsibilities to care for a person with a disability or a person who is elderly, injured, or sick
- Increased costs for child care or caring for a person with a disability or a person who is elderly, injured, or sick
- Other circumstances that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, and other public assistance that I have received on or after March 16, 2020 does not fully make up for my loss of income or increased expenses.

I understand that I still owe my unpaid rent, which must be paid by February 28, 2022.

I understand that I must comply with other obligations that I may have under my rental agreement, including paying rent normally beginning July 1, 2021.

I hereby declare that the above statements are true to the best of my knowledge and belief. I understand they are made for use as evidence in court and I am subject to penalty for perjury.

Date

Tenant Signature (only one required per address)

Name (printed)

This form is available at:

(Spanish) Este formulario está disponible en español en:

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