



# MHCO Form 82-A: Ten (10)-Day Notice of Termination For Non-Payment of Rent (For MHP Tenants owning Mobile Home and renting Space)

Revised 7 - 2021 | This form is exclusively licensed to: MHCO

**NOTICES TO LANDLORD:** MHCO FORM 111-02 (“NOTICE OF EVICTION PROTECTION”) MUST ACCOMPANY THIS 10-DAY NOTICE OF NONPAYMENT FORM. DO NOT ISSUE THE MHCO 72-HOUR FORM (NO. 82) UNTIL FURTHER NOTICE.

**WARNING TO LANDLORD:** IF TENANT PROVIDES LANDLORD WITH DOCUMENTATION OF AN APPLICATION FOR RENT ASSISTANCE BY ANY METHOD REASONABLY CALCULATED TO ACHIEVE RECEIPT BY LANDLORD (“DOCUMENTATION”) (A) BEFORE THIS NOTICE OF TERMINATION (“NOTICE”) IS DELIVERED TO TENANT, LANDLORD MAY NOT SERVE THIS NOTICE ON TENANT UNTIL AFTER 60 FULL DAYS FOLLOWING RECEIPT OF SAID DOCUMENTATION; (B) IF SAID DOCUMENTATION IS PROVIDED TO LANDLORD AFTER DELIVERY OF THIS NOTICE TO TENANT, BUT BEFORE LANDLORD FILES AN EVICTION (“FED”), LANDLORD MAY NOT FILE THE FED UNTIL (i) WAITING AT LEAST 60 FULL DAYS AFTER SAID DOCUMENTATION WAS PROVIDED (ii) SO LONG AS LANDLORD FIRST DELIVERED A NEW 10-DAY NOTICE OF TERMINATION. (NOTE: THE NEW NOTICE OF TERMINATION DOES NOT NEED TO BE ACCOMPANIED BY ANOTHER NOTICE OF EVICTION PROTECTION IF IT WAS ALREADY INCLUDED WITH THE PRIOR NOTICE OF TERMINATION.)

**NOTICE TO TENANT:** EVICTION FOR NONPAYMENT OF RENT, CHARGES, AND FEES, THAT ACCRUED ON AND AFTER APRIL 1, 2020, AND BEFORE JUNE 30, 2021, IS NOT ALLOWED BEFORE FEBRUARY 28, 2022. INFORMATION REGARDING TENANT RESOURCES IS AVAILABLE AT WWW.211INFO.ORG.

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 (counting that 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, this is further notice that your tenancy and Rental/Lease Agreement will terminate immediately after 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. Do not include other Charges as defined below.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**NOTE TO TENANT:** If you have any unpaid fees, fines, deposits, or other charges (collectively "Charges") due, they must still be paid. Pursuant to ORS 90.392 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 This Notice** . Example: If personal service occurred on the 8th of the month, the earliest **Deadline** would 11:59PM on the 18<sup>th</sup>.)
- 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 of This Notice**. Example: 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 the same date 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 This Notice**. Example: If mailing and attachment occurred on the 8th of the month, the earliest **Deadline** would 11:59 PM on the 18<sup>th</sup>.) *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 THE ABOVE "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.**

**Warning: Oregon law provides that if you are a tenant renting a floating home slip in a marina or a space in a mobile home park or manufactured dwelling park, Landlord may evict you with not less than thirty (30) days written notice if you have received three 10-day notices within the previous twelve (12) month period ("the 3-strikes law"). If you receive a 30-day notice of termination under the 3-strikes law, you will have no right to avoid the termination by payment of past due rent.**

**THIS 10-DAY NOTICE IS YOUR (CHECK ONE BOX): [ ] FIRST [ ] SECOND [ ] THIRD 10-DAY NOTICE WITHIN THE PREVIOUS TWELVE MONTHS.**

**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: \_\_\_\_\_

