

LEGAL REQUIREMENTS REN EWE ESINESINEN TERMINATION IKA KATANO

Ei handout nge tichikin porousen legal. Esapw legal advice ekkei ren an emon me emon case. Ika pwe mi tufich, kopwe porous ngeni noumw ewe sou ennuke ren omw na case.

Ekkei eviction case iwe ee kan anongonong won esinesinen katano. Esinesinen katano iwe ee kan fis non taropwe ewe soufenu ee kan ngeni ewe chon rent ren faniten epwene katano ar ewe etipew ren ewe rent.

Mi or ekkewe sokopaten legal requirements ren sokopaten ekkewe sokkun esinesinen katano. Ika pwe ewe soufenu aa file ewe eviction case anongonong won ewe esinesin nge ese fiti ennuke, iwe ewe chon rent mi tongeni epwe wineni ewe case. Ei taropwe mi anomwu tichikin porous ren met epwe nomw non ekkewe taropwen esinesin an epwe legal. Ika pwe ewe taropwen esinesin ese awora ekkei metoch, iwe ewe chon rent mi tongeni epwe wineni ewe trial.

Checklist faniten *meinis*in ekkewe taropwen katano:

- Meinis in ekkewe taropwen esinesinen katano epwe nomw **won taropwe**. Ekkewe esinesin ra ngonuk non email, text message, ika fen non porous iwe ese legal. Ekkewe esinesin rese pwan tongeni repwe deliver seni ekkewe certified ika registered mail.
- Meinis in ekkewe taropwen esinesin epwe or ewe **pwinin maramen katano**. Epwe or ewe pwinin maram epwe afateti. Ese tongeni ewe esinesin epwe chok mak pwe “omw nonomw non ei neni epwene katano non 30 ran” ika usun chok ena. Epwe afateti ena pwinin maram ena chon nonomw epwe tou.
- Every termination notice must have **information about services for veterans**. Ena taropwen esinesin iwe epwe anomwu ekkewe tichikin porous ren ewe local veterans services officer, ika ewe porous omw kopwe tongeni angei me ian ren ewe referral service, ren 2-1-1.

Sokono ennuke ren sokkunesinesinen katano:

Faniten ekkewe soufenu ir mi tongeni repwe ataieno ewe etipew ren rent ren ese pwan nifinifin wewe, iwe ekkei ennuke ren esinesinen katano mi pwan sokono anongonong won ena sokkun esinesin.

10 ran, 13 ran, ika 72 awan esinesinen katano faniten ese totiw memen rent:

- Esinesin faniten ese kamotiw rent iwe epwe 10 ika 13 ran. 72 awan esinesin iwe repwe chok mwumwuta ren faniten week ngeni week nonomw.
- Epwe pwan afateti ena deadline an epwe kamotiw ena rent **pwinin maram me kunok**
- Ena esinesin epwe pwan afata **fite ena memen** epwe kamotiw
- Ena taropwen esinesin epwe chok maketi pwe ewe chon nonomw epwe menatiw **rent**, esapw pwan ekkewe late fees, utilities, ika pwan memen metoch

24 awan esinesin faniten ekkewe foforungaw:

- Ena deadline ren omw kopwe tou iwe epwe or ena **pwinin maram me kunok**
- Ena esinesin epwe afatatiw **tichikin porous**

30 ranin esinesinen met mi atai ewe rental agreement ika etipew ren ewe rent:

- Ena esinesin epwe afatatiw **tichikin porous**
- Ena esinesin epwe pwan afatatiw **kopwe pwan ifa usun omw kopwe tongeni epwungu**

90 ranin ena esinesin faniten wewe seni soufenu:

- Esinesin epwe era nge ewe soufenu aa mwochen epwene ataieno ewe etipew ren rent faniten **ew ekkei wewe**:
 - epwene katano ewe nenien rent
 - epwene watiw ewe nenien rent seni ewe rental market/mina ngeni pwan eoch metoch
 - epwe fori sefani ewe neni ika renovate ini iwe ese tufich emon epwe nomw non ika pwe ra pwopwutani ekkei metoch
 - repwene tonong nonomw non ewe neni/emon chochon ar famini epwene tonong nonomw non ewe neni
- ewe soufenu aa amomono ei neni ngeni emon iwe emon ewe epwene tonong nonomw non
- Ei taropwen esinesin epwe afatatiw ekkewe tichikin porous an epwe awewei ika pwata
- Ika pwe ewe soufenu mi nuu seni ruwani an kewe imwen rent, iwe ewe soufenu epwe pwan apachata ukukun memen ew maramen rent ngeni ei esinesin

Ekkewe ennuK ngeni ekkewe chon rent mi fiti subsidies(public housing, low income housing, ika vouchers): Ekkewe chon rent mi kukun ar income nge re kan pwan meni esopw ar rent pwe faniten ewe mwuun subsidy iwe mi pwan or ennuK ren ekkewe esinesinen katano. Ekkewe chon rent mi or nour ewe Section 8 voucher, re kan pwan nomw non public housing, tax credit housing, ika ekkewe rural development housing, iwe mi fen pwan or kapachen tumwunur. **Ekkewe esinesin faniten ese kamotiw ngeni ekkewe low income housing iwe epwe ukukun 30 ran mwen ewe chon rent epwe katano.**

Met ekkewe chon rent repwe tongeni fori ika pwe aa or nour taropwen esinesinen katano nge ese pwung?

Ika pwe mi tufich, iwe ekkewe chon rent repwe fos ngeni emon souennuk. Nge ika pwe ewe chon rent ese tongeni epwe or noun ewe souennuk, iwe mi pwan tongeni epwe wineni ewe eviction trial ika pwe ewe taropwen esinesinen katano ese pwung. Ren an ewe soukepwung epwe nengeni ewe taropwen esinesinen katano, iwe ewe chon rent epwe:

- Wareiti imwen kepwung atun ewe pwinin maramen epwe fis
- Tingor epwe or ewe trial
- Menatiw ewe filing fee ika tingor esapw pwan kamotiw ewe fee
- File ewe penuwan non imwen kepwung epwe era pwe ewe esinesinen katano ese pwung, iwe kopwe awewei ika pwata
- Ekkoch awewe: “Ewe taropwen esinesinen katano eseor ewe pwinin maramen katano won”, ika “Ewe taropwen esinesinen katano eseor tichikin porousen ekkewe services faniten veterans”
- Mail echo kapin Penuwan na ngeni ewe soufenu ika noun ewe soufenu ewe souennuk
- Wareiti ewe trial iwe ka ureni ewe soukepwung nge ewe taropwen esinesin ewe pwung

Met ekkewe ngawan ika pwe kopwe no ngeni trial

Pwe mi pwan or ngawan ika pwe ewe case epwe no ngeni trial. Ewe soukepwung ina esapw tipew ngeni nge ewe esinesinen katano nge ese pwung. Ika, ewe soukepwung ina epwe ekieki nge ese pwan kon eueha, ika pwe ewe soufenu mi nuk an ewe case nge aa or met aa atai ewe etipew ren ewe rent. Sise fokkun sinei ika nuku nge ewe chon rent epwe wineni ar ewe case. Ika pwe ewe chon rent ee nus, iwe epwe tou seni nenian ewe non ukukun ruwanu ran, iwe ina epwe fen pwan meni an ewe soufenu kewe niwinimang ngeni ewe imwen kepwung me men noun ewe souennuk.

Ika pwe ewe chon rent aa tingor repwe no ngeni trial, mwirin aa siwini an ekiek, iwe ir mi tongeni repwe tou seni nenier ewe mwen ewe pwinin maramen trial. Ika pwe ewe chon rent aa tou seni nenian ewe mwen ewe pwinin maramen trial, mwirin aa wareiti imwen kepung faniten ewe trial pwe epwe ereni ewe soukeprung nge aa tou seni ewe neni iwe ewe soukeprung mi tongeni epwe mwoneno ei case. Nge, ewe soufenu mi chok pwan tongeni epwe tingorei ewe chon rent epwe menatiw an kewe niwinimang ngeni, ika non ekkewe small claims court ika seni collections.

Upwe ifan me kuta ewe aninisin legal?

Ren tichikin porous ren ewe pending eviction case, iwe en mi tongeni kopwe kokkori ewe Eviction Defense Project faniten **aninisin legal ese pwan kamo**. Kokkori ewe Eviction Defense Project ren ewe nampa 888-585-9638, e-mail evictiondefense@oregonlawcenter.org ika teta won <https://oregonlawcenter.org/eviction-defense-project/>

Ren pwan ekkoch tichikin porousen legal, iwe en mi pwan tongeni kopwe kuta porousen ewe legal aid ofes mi nomw unukumw won <https://oregonlawhelp.org/find-legal-help>. En mi pwan tongeni kopwe fos ngeni ewe Oregon State Bar lawyer referral service ren nour ewe nampa (503) 684-3763.