



# ADDENDUM PROHIBITING CRIMINAL ACTIVITY & DISTURBANCES

# FORM 24

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DATE: \_\_\_\_\_ TENANT(S): \_\_\_\_\_ et al (and all parties unknown)

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

This addendum is made a part of the rental agreement between the landlord and tenant. The rental agreement applies to the tenant(s). This addendum adds the following requirements to the tenant and those in the tenant's control. Failure by the tenant to follow or enforce these requirements may result in the prohibition of the offending guest(s) or visitor(s) from further access to the property as well as the termination of the tenant's rental agreement and eviction of the tenants.

The landlord (owner, manager or agent) retains control over any common or public areas. Common areas are locations shared by tenants or the public, including but not limited to areas such as laundry rooms, courtyards, hallways between dwellings, building entryways and parking lots as well as sidewalks and public areas adjacent to the property.

This applies to the premises identified as: Name and address: \_\_\_\_\_ or the  Attached map

for the purposes of enforcing state and local trespass laws and shall be the "person in charge" for that purpose as the phrase is defined in ORS 164.205(5). If other than the landlord identified below, a list of agents acting as the "person in charge" will be posted in the landlord's office. Additional prohibited conduct shall also be posted in the landlord's office or as listed on the reverse side.

\* The phrase "someone is in the tenant's control" is used and applies when a person enters or remains on the premises with the tenant's permission or consent after the tenant reasonably knows or should know of that person's act or likelihood to commit any act of the type described.

As described in ORS 90.400(3), the landlord, after 24 hours' written notice specifying the causes, may immediately terminate the rental agreement and take possession in the manner provided in ORS 105.105 to 105.168, if:

1. The tenant or someone in the tenant's control, shall not engage in criminal activity, including illegal drug activity on or near the property and shall not engage in any activity that constitutes a threat to people or property on or near the premises.
2. The tenant, someone in the tenant's control or the tenant's pet seriously threatens to inflict substantial personal injury, or inflicts any substantial personal injury, upon a person on the premises other than the tenant;
3. The tenant or someone in the tenant's control recklessly endangers a person on the premises other than the tenant by creating a serious risk of substantial personal injury;
4. The tenant, someone in the tenant's control or the tenant's pet inflicts any substantial personal injury upon a neighbor living in the immediate vicinity of the premises;
5. The tenant or someone in the tenant's control intentionally inflicts any substantial damage to the premises or the tenant's pet inflicts substantial damage to the premises on more than one occasion;
6. The tenant, someone in the tenant's control or the tenant's pet commits any act that is outrageous in the extreme, on the premises or in the immediate vicinity of the premises. An act that is "outrageous in the extreme" is an act not identified previously, but is similar in degree and is one that a reasonable person in the community would consider to be so offensive as to warrant termination of the tenancy within 24 hours, considering the seriousness of the act or the risk to others. Such an act is more extreme or serious than an act that warrants a 30-day termination. An act that is "outrageous in the extreme" includes, but is not limited to, the following acts by a person:
  - (A) Prostitution or promotion of prostitution, as described in ORS 167.007 and 167.012;
  - (B) Manufacture, delivery or possession of a controlled substance, as described in ORS 475.005 but not including delivery of statutorily exempted substances.
  - (C) Intimidation, as described in ORS 166.155 and 166.165; or
  - (D) Burglary as described in ORS 164.215 and 164.225.
7. The tenant and other persons on the premises with the consent of the tenant shall conduct themselves in a manner that will not disturb the neighbor's peaceful enjoyment of the premises.
8. In the case of conflict between the provisions of this addendum and any other provision of the rental agreement, the provisions of this addendum shall govern.

Signature of the landlord, employee of the landlord or landlord's agent		Date	
Signature of Tenant(s)	Date	Signature of Tenant(s)	Date
Signature of Tenant(s)	Date	Signature of Tenant(s)	Date
SIGNATURE(S) OF ALL OCCUPANTS 18 YEARS OF AGE AND OLDER LISTED ON THE RENTAL AGREEMENT. Such signatures agree to the list of prohibited conduct and activities listed on page 2			

**Prohibited conduct and activities includes  
but is not limited to the following list**

- Alcoholic beverages: Consuming or possessing an open container of any alcoholic beverage on the common areas or the provision of alcohol to minors
  - Assault or injury to anyone;
  - Criminal Mischief;
  - Criminal Trespass: including being on the property after being previously expelled from the property;
  - Damaging, defacing, or destroying any property belonging to the owner, residents or neighbors;
  - Disorderly conduct as defined by 166.025
  - Engaging in fighting or in violent or threatening behavior;
  - Engaging in any activity which constitutes a criminal offense;
  - Engaging in any activity involving firearms inside or outside the dwelling unit;
  - Driving in a careless or reckless manner;
  - Harassment as defined by 166.065
  - Intimidation as defined by 166.165 which includes racial or hate crime name calling and other related activities;
  - Littering on or near the property;
  - Making unreasonable noise; (unreasonable is defined as any noise that can be heard outside the dwelling which causes a negative impact or causes a complaint by other residents or neighbors);
  - Previously evicted tenants whose subsequent access has been prohibited.
  - Prostitution or loitering to solicit prostitution;
  - Public indecency as defined by 163.465;
  - Public urination/defecation;
  - Sexual abuse of anyone outside the immediate family whether on or off the property;
  - Stolen vehicles: causing or allowing stolen vehicles to be driven or parked on the property;
  - Substantially interfering with any right, comfort or convenience of any tenant, neighbor or employee;
  - Unlawful manufacture, delivery or possession of illegal substances whether or not it results in an arrest or conviction.
- In addition, any activities which cause three or more visits to the property by the police (except to report a crime or request assistance) in a 30 day period may result in a 30 day written notice of the termination of tenancy unless such violation would allow a 24 hour notice of termination.