

Verified Correct Copy of Original 9/10/2021.

STATE OF OREGON
MARION COUNTY COURTS
SEP 09 2021
FILED

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION

PLAINTIFF (Landlord):

Name: Crown Property Management, Inc.

RESIDENTIAL EVICTION COMPLAINT

Filing fee at ORS 105.130

vs.

DEFENDANT (Tenants/Occupants):

Name: Ramiro Navarro Jr.

Case No

21LT04558

INTERPRETER NEEDED

Language: _____

and ALL OTHER PERSONS IN POSSESSION

PLAINTIFF-LANDLORDS:

Name: Crown Property Management, Inc.
357 Glen Creek Rd NW #37
Address: PO Box 5790, Salem OR 97304

PLAINTIFF-LANDLORDS:

Name: _____
Address: _____

DEFENDANTS-TENANTS:

Name: Ramiro Navarro Jr.
Address: 5024 Elizabeth Street N, Keizer OR 97303

DEFENDANTS-TENANTS:

Name: _____
Address: _____

DEFENDANTS-TENANTS:

Name: And all other persons in Possession
Address: 5024 Elizabeth Street N, Keizer OR 97303

DEFENDANTS-TENANTS:

Name: _____
Address: _____

Defendant-Tenants are in possession of the dwelling unit, premises, or rental property located at:

5024 Elizabeth Street N, Keizer, OR 97303
Street Address City, State Zip

IF NOTICE HAS BEEN GIVEN, A COPY IS ATTACHED

21LT04558
CM
Complaint
14320483



Verified Correct Copy of Original 9/10/2021

Form 18776



OREGON
END OF TENANCY NOTICE
FIRST YEAR OF OCCUPANCY ONLY
MONTH-TO-MONTH OR NON-RENEWAL OF LEASE



SCANNED



DATE 07/08/2021 PROPERTY NAME / NUMBER ELIZABETH5002

RESIDENT NAME(S) Ramiro Navarro Jr

also all other Occupants or persons unknown claiming any right or interest in the Premises

UNIT NUMBER _____ STREET ADDRESS 5024 Elizabeth St N

CITY Keizer STATE OR ZIP 97303

NOTICE ISSUED DURING FIRST YEAR OF OCCUPANCY*
 (*FIRST YEAR OF OCCUPANCY* INCLUDES ALL PERIODS IN WHICH ANY OF THE RESIDENTS HAS RESIDED IN THE UNIT FOR ONE YEAR OR LESS)

Pursuant to Oregon landlord/tenant law, THIS IS YOUR 30-DAY NOTICE OF THE OWNER/AGENT'S INTENT TO TERMINATE YOUR TENANCY.

This notice has been served personally. Your tenancy will terminate at least 31 days later at 11:59 p.m. on _____ DATE

or

If written rental agreement allows, this notice has been served by posting on the main entrance door of the dwelling unit and mailed first class mail. Your tenancy will terminate at least 31 days later at 11:59 p.m. on 08/31/2021 DATE

or

This notice has been served by first class mail only and the termination date is extended by four days including the date mailed. Your tenancy will terminate at least 34 days later at 11:59 p.m. on _____ DATE

Section 8 Housing Choice Voucher: Notice served by one of the methods listed above and copy mailed to Public Housing Agency the same day.

OPTIONAL: Owner/Agent may, but is not required to, include an explanation of the reason(s) for the termination. If an explanation is included, this notice is still given without stated cause. Resident does not have a right to cure the reason(s) for the termination and Owner/Agent need not prove the reason(s) for the termination in a court action.

Reason(s) for termination: _____

WARNING: DO NOT USE THIS FORM IF THE LOCAL JURISDICTION IN WHICH THE PROPERTY IS LOCATED HAS DIFFERENT TERMINATION REQUIREMENTS.

ACCOUNTING - ESTIMATED	
For the period of	<u>07/01/2021</u> thru <u>07/31/2021</u>
Estimated rent	\$ <u>875.00</u>
Other	\$ _____
Due date	<u>07/01/2021</u>
For the period of	<u>08/01/2021</u> thru <u>08/31/2021</u>
Estimated rent	\$ <u>875.00</u>
Other	\$ _____
Due date	<u>08/01/2021</u>

If Resident, without legal justification, fails to vacate on the date set forth above, Owner/Agent may recover any actual damages resulting from Resident holding over. These damages may include, but are not limited to: (i) the value of any rent accruing from the expiration or termination of the Rental Agreement until Owner/Agent knows or should know that Resident has relinquished possession of the unit; (ii) loss of rent due to delays in delivering possession to a new resident; (iii) any amounts owed to a new resident because of any delays in Owner/Agent's ability to provide possession; (iv) the costs of Owner/Agent's employee time dealing with the delayed delivery of possession; and (v) costs imposed by contractors and other vendors rescheduling their work

OWNER/AGENT Swain Wood

ADDRESS 357 Glen Creek Rd NW #37 / PO Box 5790
Salem OR 97304

TELEPHONE 503-485-2600

EMAIL Info@CrownPM.net

Crown Property Management, Inc.

This notice has been sent in accordance with HB4401. The first year of your tenancy ended during the moratorium.

CC: Arches

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If the recipient of this document is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service office and community action agency may be obtained by calling a 2-1-1 information service. Contact information for the county and area you live in is provided below.

COUNTY	ORS 408.410 COUNTY SERVICE OFFICER CONTACT INFORMATION	COMMUNITY ACTION AGENCY	COUNTY	ORS 408.410 COUNTY SERVICE OFFICER CONTACT INFORMATION	COMMUNITY ACTION AGENCY
Baker	Rick Gloria - CVSO rgloria@bakercounty.org County Courthouse 1995 Third Street Baker City, OR 97614 541-523-8223	Community Connection NE Oregon, Inc 2410 Cedar St Baker City, OR 97614 541-524-1221	Deschutes	Keith Macnamara - CVSO keith_macnamara@co.deschutes.or.us 1130 NW Halseman St. Bend, OR 97701 541-385-3214	NeighborImpact 2310 Empire Ave., #A160 Bend, OR 97701 541-548-2350
Benton	Linda McMullan - CVSO Veterans@ccwco.org 777 NW 9th St, Suite 202 Corvallis, OR 97330 541-758-1595	Community Services Consortium 545 SW 2nd St., Ste A, Corvallis, OR 97333 541-752-1010	Douglas	Mary McMan-Keyes - CVSO veterans@co.douglas.or.us 103C SE Douglas Roseburg, OR 97470 541-240-4219	United Community Action Network 280 NE Kenneth Ford Dr. Roseburg, OR 97470 541-672-3421
Clackamas	Janece Harten, Heather Miawald, Felicia Adams, Gina Thomas - CVSOs veterans@co.clackamas.or.us 2051 Keen Road, Suite 281 Oregon City, OR 97045 503-650-5631	Clackamas County Social Services 2051 Keen Rd. Oregon City, OR 97045 503-702-1587	Gilbert	Bryan Hunt - CVSO bhunt@ccscd.k12.or.us 212 S. Oregon St. Condon, OR 97823 541-304-6712	Community Action Program of East Central Oregon 721 SE 3rd, Suite D Pendleton, OR 97801 541-276-1926
Clatsop	Luke Thomas - CVSO clatsopvso@gmail.com PO Box 2204 Gearhart, OR 97138 503-791-9983	Clatsop Community Action 364 9th Street Astoria, OR 97103 503-325-1400	Grant	Katea Hoffman - CVSO hoffmank@grantcounty-or.gov 530 E Main St., Ste. 6 John Day, OR 97845 541-620-8057	Community Connection of NE Oregon 2802 Adams Avenue La Grande, OR 97850 541-863-3180
Columbia	Russ Clark - CVSO rclark@cat-team.org 125 N. 17th St. St. Helens, OR 97051 503-366-6560	Community Action Team http://www.cat-team.org/ 125 North 17th Street St Helens, OR 97051 503-397-3511	Harney	Guy McKay, Tim Noster - CVSOs Guy.mckay@co.harney.or.us 17 S. Alder St. Burns, OR 97720 541-573-1342	Community in Action 17 Alder Burns, OR 97720 541-573-6024
Coos	Barye Bluth, Matt Hays, Troy May - CVSOs coosvets@co.coos.or.us 217 N Adams Coquille, OR 97423 541-390-7590	Oregon Coast Community Action 1855 Thomas Ave. Coos Bay, OR 97420 541-425-7080	Hood River	Tricia Stevens - CVSO tricia.stevens@co.hood-river.or.us 601 State St. Hood River, OR 97031 541-386-1080	Community Action Program of East Central Oregon 3641 Klindt Dr. The Dalles, OR 97058 541-506-3512
Cook	Adam Williams - CVSO adam.williams@co.cook.or.us 422 NW Beaver Street Prineville, OR 97554 541-447-5304	NeighborImpact 422 NW Beaver Street Prineville, OR 97554 541-504-2155	Jackson	Stephen Babian, Tonya Fickel, Pat Proud, Vicki Whitner - CVSOs jvso@jacksoncounty.org 140 S. Holly St. Medford, OR 97501 541-774-8214	Access 3630 Aviation Way Medford, OR 97501 541-770-6691
Curry	Tony Voudy, Jessica Williams - CVSOs voudya@co.curry.or.us 517 Railroad St. Brookings, OR 97415 866-288-0404	Oregon Coast Community Action 1855 Thomas Ave. Coos Bay, OR 97420 541-435-7080	Jefferson	Laura Moore - CVSO Laura.moore@co.jefferson.or.us 660 SW Madison St. Madras, OR 97741 541-475-5228	NeighborImpact 374 SW 5th Street, Suite B Madras, OR 97741 541-548-2300

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COUNTY	ORS 408.410 COUNTY SERVICE OFFICER CONTACT INFORMATION	COMMUNITY ACTION AGENCY
Josephine	Lisa Pickart, Renee Knit, Kelsey Klits – CVSOs lpickart@co.josephine.or.us 500 NW 8th St., Dept. 15 Grants Pass, OR 97527 541-474-5454	United Community Action Network www.ucanep.org 125 NE Manzanita Grants Pass, OR 97526 541-856-4050
Klamath	Kathy Pierce – CVSO kpierce@co.klamath.or.us 3328 Vandenberg Road Klamath Falls, OR 97603 541-883-4274	Klamath/Lake Community Action Services 535 Market Street Klamath Falls, OR 97601 541-882-3500
Lake	Charles Pike – CVSO cpike@co.lake.or.us 513 Conlar St. Lakeview, OR 97630 541-947-6043	Klamath/Lake Community Action Services 535 Market Street Klamath Falls, OR 97601 541-882-3500
Lane	Joseph Riley, Nathan Walker, Whitney Walker – CVSOs veterans@co.lane.or.us 48137 E. 1st St. Oakridge, OR 97463 541-682-4191	Lane County Human Services Commission 125 E 8th Avenue Eugene, OR 97401 541-682-3798
Lincoln	Devin Whitaker – CVSO vets@co.lincoln.or.us 1231 SE Bay Blvd., Ste. A Newport, OR 97365 541-265-0570	Community Services Consortium 120 NE Avery, 2nd Floor Newport, OR 97365 541-574-2280
Linn	Kim Grooms – CVSO kgrooms@co.linn.or.us 330 SW 3rd Ave. Albany, OR 97321 541-967-3882	Community Services Consortium 250 Broadalbin St. SW Ste 2a Albany, OR 97321 541-928-6335
Malheur	Connie Tanaka – CVSO veterans@malheurco.org 316 NE Goodfellow St., Ste. 4 Ontario, OR 97914 541-889-6849	Community in Action 915 SW 3rd Ave. Ontario, OR 97914 541-889-1060
Marion	James Riddio – CVSO info.vso@mrvcaa.org 780 Commercial St. SE, Ste. 302 Salem, OR 97301 971-707-4400	Mid-Willamette Community Action 2475 Center St. NE Salem, OR 97301 503-585-6232
Morrow	Linda Skondzel – CVSO mrvets@co.morrow.or.us 500 NE Main Irigon, OR 97844 541-922-6420	Community Action Program of East Central Oregon 721 SE 3rd Suite D Pendleton, OR 97801 541-276-1926
Multnomah	Kim Douthal – CVSO veteran.services@multco.us Five Oak Building 421 SW Oak St., Room 100 Portland OR 97204 503-988-8387	Multnomah County Department of Human Services 209 SW 4th Ave. Portland, OR 97204 503-823-4000

COUNTY	ORS 408.410 COUNTY SERVICE OFFICER CONTACT INFORMATION	COMMUNITY ACTION AGENCY
Polk	Ercl Enderle – CVSO vso@co.polk.or.us 240 SW Washington St. Dallas, OR 97338 503-623-9186	Mid-Willamette Community Action 2475 Center St. NE Salem, OR 97301 503-585-6232
Sherman	Bryan Hunt – CVSO bhunt@ncsd.k12.or.us 300 Dawey St. Moro, OR 97039 541-565-3408	Community Action Program of East Central Oregon 3841 Klindi Dr. The Dalles, OR 97058 541-506-3512
Tillamook	Bill Hatton – CVSO bhatton@co.tillamook.or.us 201 Laurel Ave. Tillamook, OR 97141 503-842-2174	Community Action Team http://www.cat-team.org/ 125 North 17th Street St. Helens, OR 97051 503-397-3511
Umatilla	Glenn Scott – CVSO glenn.scott@umatillacounty.net 17 SW Frazer Ave., Ste. 282 Pendleton, OR 97801 541-278-5482	Community Action Program of East Central Oregon 721 SE 3rd Suite D Pendleton, OR 97801 541-276-1926
Union	Byron Whipple – CVSO bwhipple@chdnc.org 2301 Cove Ave. La Grande, OR 97850 541-982-8602	Community Connection of NE Oregon 2802 Adams Avenue La Grande, OR 97850 541-983-3186
Wallowa	Ted Thorne – CVSO vets@co.wallowa.or.us 401 NE 1st St. Enterprise, OR 97828 541-426-0539	Community Connection of NE Oregon 2802 Adams Avenue La Grande, OR 97850 541-983-3186
Wasco	Russell Jones – CVSO russellj@co.wasco.or.us 201 Federal St. The Dalles, OR 97058 541-506-2502	Community Action Program of East Central Oregon 3841 Klindi Dr. The Dalles, OR 97058 541-506-3512
Washington	Vicki Horn – CVSO vicki_horn@co.washington.or.us 5240 NE Elam Young Pkwy, Ste. 300 Hillsboro, OR 97124 503-846-3080	Community Action 1001 SW Baseline St. Hillsboro, OR 97123 503-848-8846
Wheeler	Bryan Hunt – CVSO bhunt@ncsd.k12.or.us 401 4th St. Fossil, OR 97830 541-763-3032	Community Action Program of East Central Oregon 721 SE 3rd Suite D Pendleton, OR 97801 541-276-1926
Yamhill	Jerry Wilson – CVSO wilsonj@co.yamhill.or.us 330 NE Kirby St. McMinnville, OR 97128 503-434-7503	Yamhill Community Action Partnership 1317 NE Dustin Court McMinnville, OR 97128 503-472-0457

Move Out Cleaning Checklist

Crown Property Management, Inc.
375 Glen Creek Rd NW #37 Salem, Oregon 97304
PO Box 5790 503-485-2600

General

- Turn keys in at our office in a labeled envelope. ***If you do not return the keys to our office by the date stated on your Vacate Notice, you will be charged rent until we receive them.*** Please leave garage door openers or other remotes on the kitchen counter.
- ***\$50 per key (including mail box key if applicable) will be charged if keys are not returned***
- **Do not patch holes in walls**
- Do not turn the power off; leave the heating system and refrigerator on

Kitchen

- Clean all countertops, sinks, inside and outside of cabinet doors and drawers, and the top and bottom of all cabinets
- Remove crumbs and stains
- Mop floors and clean corners and baseboards
- Clean the stovetop, burner rings, inside the oven including racks, broiler pans, and door
- Remove and clean vent filter
- Clean inside, outside, and doors on the microwave and dishwasher

Refrigerator

- Wash inside and outside of refrigerator, clean shelves and drawers
- Leave refrigerator temperature on low – ***do not turn the refrigerator off***

Bathroom

- Remove all stains and grime from tub, shower, sinks, toilet bowl and seat
- Clean inside and outside of cabinet doors and drawers
- Mop the floor

Bedrooms, Hallways, Living Room, Dining Room, and Front Entry

- Clean all closet doors, shelves, and window sills and tracks
- Clean windows inside and out
- Clean all blinds, light fixtures, ceiling fans, heater covers, and fan covers
- Vacuum all carpets (carpets will be cleaned by a professional cleaning service hired by management)

If applicable:

Garage

- Clean, sweep, and remove oil spots from floor
- Clean shelves, walls, and ceiling

Exterior

- Clean leaves, debris, and oil spots off driveway
- Clean and sweep entryways, patios, and porches
- Clean light fixtures
- Mow and edge lawn
- Trim and clip shrubs

You may be charged extra dumping or hauling fees for leaving items in/around unit or trash receptacles. Tenants with shared dumpsters may not fill, overflow, or leave items around bins.

Upon move out, your **Security Deposit** will be applied to any outstanding balance on your account as well as turn over charges. Charges may include but are not limited to: professional cleaning of the unit, carpets, and blinds/window treatments. You will also be held responsible for repairs that exceed normal wear and tear. Any refund/balance on your account will be mailed to you **within 31 days** to the forwarding address you provide.

Key Return Form

Please return this form to our office with your keys at move out

I/We _____ on _____
(name(s)) (date)

formerly of _____
(rental address)

have returned the following keys:
(list number of keys)

_____ Unit _____ Mail _____ Laundry _____ Other _____ Garage door opener
Openers left in unit: Yes No

Mailbox Number (if applicable): _____

Parking Space Number (if applicable): _____

Forwarding address is: _____
(Mailing Address/ Street Name & Number)

(City, State, Zip Code)

Contact phone number: _____

Abandoned Property Waiver: I/We agree that any personal property left at the rented property above is abandoned and may be disposed of or sold by Crown Property Management, Inc or Owner immediately. Resident is responsible for all costs of storage or disposal of abandoned property.

X _____ X _____
(Signature) (Signature)

X _____ X _____
(Signature) (Signature)

Received by management-Initial/Date _____

_ Verified Correct Copy of Original 9/10/2021 _

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR MARION COUNTY

Crown Property Management, Inc.

Plaintiff (Landlord/agent)

vs.
Ramiro Navarro Jr.

Case No. 21LT04558

and ALL OTHER PERSONS IN POSSESSION
Defendant (Tenant/occupants)

RESIDENTIAL EVICTION SUMMONS

To: 5024 Elizabeth Street N Keizer OR 97303
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 September 21st 2021 AT 9:00 AM/PM

YOU MUST GO TO THIS COURT LOCATION:

100 High Street NE
Salem, OR 97301

You do not have to pay any fees to the court for this first hearing.

- If you do not appear in court and the plaintiff/landlord does, the plaintiff/landlord will win automatically and can have the Sheriff physically remove you.
- 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 and 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, after mediation (if applicable).

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.

IF YOU HAVE QUESTIONS, YOU SHOULD SEE AN ATTORNEY IMMEDIATELY.

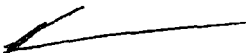
If you need help in finding an attorney, you can call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636 or go to www.oregonstatebar.org.Veterans (and others) can call 2-1-1 for information and resources including veteran's services and community action agencies/

Please see attached Contact information for:

Veteran's Service officer for the county where the Defendant lives

AND

Community action agency for the area where the Defendant lives

 Date: 9/8/2021

Name: Kent Mack, Crown Property Management, Inc.
Address: 357 Glen Creek Rd NW #37 / PO Box 5790
City/St/Zip: Salem, OR 97304
Phone: 503-485-2600

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law.

Learn the steps you should take now:

- Visit www.cfpb.gov/eviction
- Or call a housing counselor at 800-569-4287

**Marion County Contact Information for Veteran's Service
and Community Action Agency**

If you are a veteran, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may also be obtained by calling a 211 information service.

Veteran's Service Officer, Marion County, ORS 408.410

James Riddle – CVSO
Info.vso@mwvcaaa.org
780 Commercial St SE #302
Salem, OR 97301
971-707-4400

Community Action Agency, Marion County

Mid-Willamette Community Action
2475 Center St NE
Salem, OR 97301
503-585-6232

Eviction for nonpayment of rent, charges, and fees 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. This is not a bill or an attempt to collect payment for rent, charges, or fees accrued on and after April 1, 2020, and before June 30, 2021.

**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.

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 from eviction for nonpayment. 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. To apply for rental assistance, go to www.oregonrentalassistance.org, dial 211 or go to www.211info.org. To find free legal assistance for low-income Oregonians, go to www.oregonlawhelp.org.