

SIXTY (60) DAY NOTICE OF NON-RENEWAL/TERMINATION OF TENANCY

TENANT(s) Name; and
Any and All Other Subtenants/Occupants

Leasehold Address

Dear _____:

The undersigned on behalf of your LANDLORD, _____, hereby gives you notice of non-renewal and the termination of your tenancy and requires you to quit and deliver up possession of those certain premises which you now occupy, commonly known as _____, situated in the City of _____, County of _____, State of Washington, **on or before, and not later than midnight** _____, **20**____. Your tenancy will end and be deemed expired at the end of the specified term in your rental agreement.

RCW 59.18.650(1)(b) (Lease purports to roll into m-t-m after expiration)

- ☐ If a landlord and tenant enter into a rental agreement that provides for the tenancy to continue for an indefinite period on a month-to-month or periodic basis after the agreement expires, the landlord may not end the tenancy except for the causes enumerated in subsection (2) of this section; however, a landlord may end such a tenancy at the end of the initial period of the rental agreement without cause only if:
- ☐ At the inception of the tenancy, the landlord and tenant entered into a rental agreement between six and 12 months; and
- ☐ The landlord has provided the tenant before the end of the initial lease period at least 60 days' advance written notice ending the tenancy, served in a manner consistent with RCW 59.12.040.

RCW 59.18.650(1)(c) (Lease purports to end upon expiration date)

- ☐ If a landlord and tenant enter into a rental agreement for a specified period in which the tenancy by the terms of the rental agreement does not continue for an indefinite period on a month-to-month or periodic basis after the end of the specified period, the landlord may end such a tenancy without cause upon expiration of the specified period only if:
- ☐ At the inception of the tenancy, the landlord and tenant entered into a rental agreement of 12 months or more for a specified period, or the landlord and tenant have continuously and without interruption entered into successive rental agreements of six months or more for a specified period since the inception of the tenancy;

- ☐ The landlord has provided the tenant before the end of the specified period at least 60 days' advance written notice that the tenancy will be deemed expired at the end of such specified period, served in a manner consistent with RCW 59.12.040; and
- ☐ The tenancy has not been for an indefinite period on a month-to-month or periodic basis at any point since the inception of the tenancy. However, for any tenancy of an indefinite period in existence as of May 10, 2021, if the landlord and tenant enter into a rental agreement between May 10, 2021, and three months following the expiration of the governor's proclamation 20-19.6 or any extensions thereof, the landlord may exercise rights under this subsection (1)(c) as if the rental agreement was entered into at the inception of the tenancy provided that the rental agreement is otherwise in accordance with this subsection (1)(c).

Your failure to vacate the premises at the expiration of your rental agreement term as stated herein may cause the commencement of an Unlawful Detainer action against you.

Your LANDLORD's acceptance of rent is not a waiver of any preceding or existing breach other than failure of TENANT(s) to pay the particular rental so accepted. Do not tender rent for any period beyond the expired rental agreement term. Your LANDLORD's acceptance of any rent purported to apply to any period after expiration of rental agreement will be deemed a mistake subject to refund by check, cashier's check, or money order. If your rental agreement term has not expired, vacation of your tenancy will not relieve you of your remaining rental agreement obligations through the balance of your rental agreement term. Your LANDLORD intends to enforce your rental agreement to the fullest extent allowed by law. It is necessary for you to perform pursuant to the terms of your rental agreement, RCW 59.18 et seq., and 59.12.030(1). **Intentional and/or malicious damage to a leasehold premises is punishable as a crime under RCW 9.A.**

State law provides you the right to legal representation and the court may be able to appoint a lawyer to represent you without cost to you if you are a qualifying low-income renter. If you believe you are a qualifying low-income renter and would like an attorney appointed to represent you, please contact the Eviction Defense Screening Line at 855-657-8387 or apply online at <https://nwjustice.org/apply-online>. For additional resources, call 2-1-1 or the Northwest Justice Project CLEAR Hotline outside King County (888) 201-1014 weekdays between 9:15 a.m.-12:15 p.m., or (888) 387-7111 for seniors (age 60 and over). You may find additional information to help you at <http://www.washingtonlawhelp.org>. Free or low-cost mediation services to assist in nonpayment of rent disputes before any judicial proceedings occur are also available at dispute resolution centers throughout the state. You can find your nearest dispute resolution center at <https://www.resolutionwa.org>.

State law also provides you the right to receive interpreter services at court.

This notice is issued pursuant to RCW 59.18 et seq., and/or RCW 59.12.030(1).

///

DATED this ____ day of _____ 20____.

LANDLORD/Agent