

SEATTLE NOTICE TO TERMINATE TENANCY

TO: _____

And all persons in possession of

_____ # _____
_____, WA. _____

YOU ARE NOTIFIED that the tenancy of the premises occupied by you as a tenant of the undersigned owner, described in the address above, is terminated pursuant to Washington state law and the Seattle Municipal Code.

The tenancy is terminated as of

_____,
(the end of a rental period)

for the reason(s) indicated below. On or before the date indicated you will surrender the possession of the rental property to the owner or his agent named below. If you fail to comply, your landlord may commence proceedings to evict you.

- You have been issued four (4) or more three (3) day pay rent or vacate notices in the past twelve months, copies of which are attached;
- You have been issued three (3) or more ten (10) day notices to comply or vacate within the past twelve months, copies of which are attached;
- The owner or a member of the owner's immediate family wishes to reside in the rental unit;
- Your occupancy is conditioned upon employment on the property and the employment relationship is terminated;
- The owner seeks to do substantial rehabilitation in the building, and has obtained the required tenant relocation license, if required by SEATTLE MUNICIPAL CODE Chapter 22.210, and

necessary permit(s); (you will be provided with written notice at the time of vacating the unit of your right of first refusal to the rehabilitated unit);

- [] The owner elects to demolish the building, or convert to condominiums or cooperative, or to a nonresidential use, and has obtained the tenant relocation license, if required by SEATTLE MUNICIPAL CODE Chapter 22.210 and the necessary permit(s);
- [] The owner has elected to sell the single family residence in which you are a tenant.
- [] The owner seeks to discontinue use of a housing unit unauthorized by Title 23 of the SEATTLE MUNICIPAL CODE after receipt of a notice of violation thereof. (subject to the required relocation fee two weeks prior to termination date);
- [] Reducing the number of individuals to comply with maximum limit allowed by SEATTLE MUNICIPAL CODE Title 23 and 24.
- [] The owner seeks to discontinue sharing with a tenant the owners own housing unit or an accessory dwelling unit not in violation of SEATTLE MUNICIPAL CODE 23.44.041;

Dated _____, 20____

Landlord or Agent

Address

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If you have been served more than one type of notice you must comply with each and every notice by the applicable deadlines stated in the various notices. A different deadline in another notice does not extend the deadline in this notice. Each notice requires compliance with its terms. Compliance with one notice is not compliance other notices.

It is illegal for a tenant to unreasonably withhold consent for the landlord to enter into the dwelling unit in order to:

- inspect the premises
- make necessary or agreed repairs, alterations, or improvements
- supply necessary or agreed services, or
- exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

A tenant who unreasonably withholds consent for the landlord to enter may be liable for up to \$100.00 for each violation plus court costs and attorneys fees. RCW 59.18.150.