

NOTICE TO TERMINATE TENANCY (“20-DAY” NOTICE)
WASHINGTON STATE

The notice to applies only to month-to-month tenancies. A landlord cannot break a tenant’s unexpired lease (even if the landlord wants to move back into the rental, sell the rental, etc.). If the tenant does not vacate, the landlord must go through the same eviction court process as with other notices (pay rent or vacate, etc.).

The date of termination must be the last day of a rental period, typically the last day of a calendar month. The termination date is not calculated as twenty days from the current date. The notice must be served at least twenty days in advance.

Service of notices is strictly construed against the landlord. Even if the tenant actually receives the notice, failure adhere to legally required service methods may result in dismissal of an eviction.

There are three legally acceptable means to serve a notice on a tenant.

1. Delivering a copy personally directly into the hands of each adult occupant; or
2. Serving enough copies for each adult occupant on a person of suitable age and discretion and mailing a copy to each occupant.
3. If no one of suitable age and discretion is present (knock first), then conspicuously posting enough copies for each adult occupant and mailing a copy to each occupant.

Always knock first. In many counties tenants have volunteer legal representation. A tenant attorney might cross-examine the landlord witness about whether they knocked before posting the notice. If not, the case might be dismissed.



Mailing. Mailing alone is never sufficient. Mailing does not mean the landlord placing the notice in the tenant’s mailbox. Mail from the same county where the property is located. When mailing is required regular first class is fine unless the lease requires certified.

More than one occupant. If there is more than one person living in the property it is important to serve enough copies for each adult occupant, both at or on the door and also enough copies in the mail.

Posting. Only post after knocking. Posting alone is never sufficient. Also mail copies. Notices must be posted in a conspicuous manner. Anyone should be able to walk up and read it. Post enough copies for each adult occupant.

These instructions apply only to initial unlawful detainer notices. The instructions do not apply to serving pleadings and other documents.

These instructions are informational. Do not serve these instructions on the tenant.

NOTICE TO TERMINATE TENANCY
WASHINGTON STATE

TO: _____
AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:

Unit _____, Washington 98_____

YOU ARE NOTIFIED that your tenancy of the premises is terminated on

_____, 20_____

and as of midnight that day you will be required to surrender possession of the premises to the landlord. Judicial proceedings may be instituted to evict you if do not surrender the premises on or before the above date.

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
- 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.

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 one notice does not extend the deadline in another. Each notice requires compliance with its terms. Compliance with one notice is not compliance other notices.

Signed _____, 20_____

Landlord or Property Manager