

NOTICE TO COMPLY OR VACATE INSTRUCTIONS
WASHINGTON STATE

The notice to comply or vacate is for non-monetary breaches of the rental agreement. For non-payment use the notice to pay rent or vacate.

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.

TEN DAY NOTICE TO COMPLY OR VACATE

TO:

AND TO ALL PERSONS IN POSSESSION

You and each of you are notified that you are in violation of the rules, regulations, rental agreement, and/or obligations or restrictions applicable to your tenancy of the premises commonly known as

_____, WA _____

Your non-compliance is described as:

and is in violation of the terms of your lease.

You are instructed within 10 (ten) days of service of this notice to comply with the obligations of your tenancy and to conform your conduct to the requirements set forth above, or vacate. If you fail to either comply or vacate your tenancy will be terminated and the landlord will be entitled to all remedies, relief, and damages allowed by law.

DATED _____, 20____.

Signature of landlord or landlord's agent

Print Name:

[enter address for landlord or landlord's agent]