

Seattle Notice to Terminate Tenancy

TO: _____ (names)

_____ (street address)
Unit # _____
Seattle, Washington _____ (zip code)

Your tenancy of the premises as described above is terminated on:

_____ (*date that is the end of a rental period*)

for the reasons indicated below. On or before the date indicated you will surrender the possession of the premises to the owner or his agent named below. If you fail to comply, proceedings will be commenced to evict you.

- You have been issued four (4) or more pay rent or vacate notices in the past twelve months, copies of which are attached. If you cannot pay rent, during or within 6 months after the end of the Mayor's moratorium on evictions, your inability to pay is a defense to eviction that you may raise in court;
- You have been issued three (3) or more 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 SMC 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 SMC 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 SMC 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 SMC 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 SMC 23.44.041;

Dated _____, 20____

Signature

Print Name

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.