

ONE HUNDRED TWENTY (120) DAYS NOTICE OF TERMINATION OF TENANCY
DEMOLITION/SUBSTANTIAL REHABILITATION/CHANGE IN USE

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 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 is being terminated due to the plans of owner/landlord to:

- demolish the premises;
- substantially rehabilitate the premises; or
- change in use of the premises.

Your failure to vacate the premises at the expiration of your lease 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. If your lease term has not expired, vacation of your tenancy will not relieve you of your remaining lease obligations. Your LANDLORD intends to enforce your lease agreement to the fullest extent allowed by law. It is necessary for you to perform pursuant to the terms of your lease agreement, RCW 59.18.200(c), and 59.12.030(2). **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 59.12.030(2), RCW 59.18.200(c), and/or RCW 59.18.650(2)(f).

DATED this ____ day of _____, 20____.

LANDLORD/Agent