

**SIXTY (60) DAY NOTICE OF NON-RENEWAL/TERMINATION OF TENANCY**

\_\_\_\_\_  
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 non-renewal and 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 will end and be deemed expired at the end of the specified term in your rental agreement.

RCW 59.18.650(1)(b) (Lease purports to roll into m-t-m after expiration)

- Landlord and Tenant(s) entered into an original rental agreement for a term between six (6) months and twelve (12) months that continues on a month to month basis after expiration of the rental agreement; and
- The tenancy has not been for any indefinite period or on a month to month periodic basis.
- This notice terminates the original rental agreement that has not been extended.

RCW 59.18.650(1)(c) (Lease purports to end upon expiration date)

- At inception of the tenancy, Landlord and Tenant(s) entered into a rental agreement of twelve (12) months or more, or successive rental agreements of six (6) months or more that do not continue on a month to month basis after the end of the specified period; and
- Except for the time period of three (3) months following expiration of the Governor's Proclamation 20-19.6 or any extensions thereof, the tenancy has not been for any indefinite period on a month to month or periodic basis since inception of the tenancy.

Your failure to vacate the premises at the expiration of your rental agreement 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. Do not tender rent for any period beyond the expired rental agreement term. Your LANDLORD's acceptance of any rent purported to apply to any period after expiration of rental agreement will be deemed a mistake subject to refund by check, cashier's check, or money order. If your rental agreement term has not expired, vacation of your tenancy will not relieve you of your remaining rental agreement obligations through the balance of your rental agreement term. Your LANDLORD intends to enforce your rental agreement to the fullest extent allowed by law. It is necessary for you to perform pursuant to the terms of your rental agreement, RCW 59.18 et seq., and 59.12.030(1). **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 59.18 et seq., and/or RCW 59.12.030(1).

**DATED** this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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LANDLORD/Agent