

# JUST CAUSE EVICTION NOTICE

(Applicable only to rental properties in the City of Seattle under monthly rental agreements)

DATE \_\_\_\_\_

TO: \_\_\_\_\_ et al

\_\_\_\_\_  
\_\_\_\_\_ WA \_\_\_\_\_ Unit No \_\_\_\_\_

Under the terms and authority of the City of Seattle Just Cause Eviction Ordinance, Seattle Department of Planning and Development (DPD), you and each are hereby given 20-days notice to vacate your unit and surrender all keys by MIDNIGHT of last (final) day of rental month or period as denoted below:

DATE (final day) \_\_\_\_\_

*This notice of termination is being issued in response to one or more of the following just causes:*

- ( ) Written notices for overdue rent issued at least 4 times in a 12-month period;
- ( ) Written notices for 10-day compliance issued at least 3 times in a 12-month period;
- ( ) Failure to comply with a material obligation under the state Landlord-Tenant Act;
- ( ) Tenant has engaged in criminal activity on or around the premises which substantially affects the health and safety of others;
- ( ) Owner or owner's immediate family to occupy the unit (with no equivalent unit available);
- ( ) Owner elects to evict tenant living in owner-occupied unit, house, or approved accessory;
- ( ) Occupancy terminated where occupancy is conditioned upon employment on the property;
- ( ) Owner plans conversion to a condominium, demolition of the property, or major rehabilitation requiring a permit and cannot be done while unit remains occupied (tenant has first choice 30-day option to re-occupy unit; approximate completion date \_\_\_\_\_);
- ( ) Following 60-days notice to occupants of a single family residence, owner to sell property (listing must be made within 30 days of vacating);
- ( ) Owner directed to discontinue use of a unit found in violation of the Land Use Code;
- ( ) Owner required to reduce the number of occupants per DPD standards;
- ( ) Issue of DPD emergency order to vacate was given, and occupants failed to comply;
- ( ) Other per DPD:  
(See any attached) \_\_\_\_\_

Should you elect to move out earlier, landlord has option to refunded any rent paid but not used. You will also receive refund of any new-tenant duplicating rent for the same period along with your full deposit less any costs for cleaning, repairs, or processing as stipulated by your rental agreement or lease. As such, please call landlord or manager as to the exact date of your move to facilitate any rent credit due or optionally approved. Also, please remember to leave all keys along with your forwarding address for processing of your rental deposit. Thank you for your compliance.

*NOTE: Per RCW 59.12.030, failure to vacate within the stated period will result in unlawful detainer action against the occupants, and subject same to eviction and money judgment as provided by law (including removal of all parties from the premises by the King County Sheriff).*

LANDLORD/MGR \_\_\_\_\_ PHONE \_\_\_\_\_

POSTING DATE \_\_\_\_\_ TIME \_\_\_\_\_

11/12

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