

EVICTION KIT

This package is designed for landlords to do a residential eviction without an attorney.

It includes both instructions and forms. The emphasis of the package is to return possession of rented property to the landlord where either the tenant is in default for failure to pay rent or the tenancy has been terminated.

This package applies to basic residential rental agreements for typical rental properties located in Washington. It does not cover local ordinances that are in addition to the statewide laws about evictions. The package is not appropriate for use by a corporation or other commercial entity which must be represented in court by an attorney under Washington law.

The form kit has the procedures for evictions based on two different notices. One is the 3-Day Pay Rent or Vacate Notice, where a tenant is behind in rent, and the other is the 20-Day Notice to Terminate Tenancy, when the tenancy is being terminated.

The Law Library also has three other types of eviction notices, and if one of those is appropriate for the situation, the rest of the kit can be modified to conform to the notice used.

The kit sells for \$50 and the Law Library can only accept cash.

GARNISHMENT KIT

This package includes instructions and forms for completing a garnishment after a court judgment has been obtained.

The instructions and forms in the packet apply to basic garnishments for cases originating in Clark County, Washington. They can be used in other counties so long as references to Clark County are corrected.

The kit includes two situations where garnishment may be appropriate: garnishments to an employer, or to a bank or another person or entity holding money belonging to the debtor.

The kit does not cover situations where the person or entity being garnished is not responsive and ignores the papers, or where the debtor files an Exemption Claim that you object to, and a hearing is necessary.

The kit also assumes that you have a valid enforceable judgment that is unpaid, and that sufficient time has passed for you to be able to legally collect.

The kit sells for \$30 and the Law Library can only accept cash.

DISCLAIMER

The materials in these kits contain general information, and not specific legal advice. They may not be appropriate for all uses. Because different facts may result in a different application of the law, it is important to consult with an attorney for advice about a particular situation.

The Law Library does not endorse these materials, nor can we guarantee either the accuracy of the information or the appropriateness of particular materials for specific purposes.

The law can change at any time – therefore, you must make sure that there have been no changes in the law since the kit was updated.

The Law Librarian cannot provide legal advice, tell you which forms you should use, or assist in filling out any forms.

You can check to see when the kits were last updated by going to the Law Library website:

<http://www.clark.wa.gov/law-library/index.html>

EVICTION and GARNISHMENT Form Kits

These are available only at:

Clark County Law Library
Clark County Courthouse
1200 Franklin Street
Vancouver, WA 98660
360-397-2268

When: The library is OPEN to the public:
Monday through Friday from 9:00 a.m. to
3:00 p.m.*

*On the third Monday of the month the
library closes at noon (due to a monthly
Board meeting at 12:15 on that day.)

The library is closed on all federal holidays
whenever the courthouse is closed.