

NOTICE TO TERMINATE TENANCY FEDERAL WAY

A Federal Way residential landlord must have just good to evict a tenant under local Federal Way law in addition to state-wide just cause eviction laws. This applies even if the tenant is month-to-month.

If the tenant does not vacate, the landlord must go through the eviction court process. The date of termination must be the last day of a rental period, typically a calendar month. The termination date is not calculated as twenty (or ninety, etc.) days from the current date.

The landlord must give 120 days' notice for the following eviction grounds (not 90 days):

- the owner or immediate family member seeks to occupy the dwelling unit as their principal dwelling unit;
- the owner seeks to convert dwelling to a condominium;
- the owner seeks to demolish or substantially rehabilitate the dwelling unit;
- a governmental entity has prohibited the continued rental of the dwelling unit;
- the landlord intends to remove the dwelling unit from the rental market for at least a 24-month period.

The landlord must give 20 days' notice if the landlord resides in the dwelling and no longer wishes to cohabitate with the tenant. There are other, less common grounds for a notice to terminate tenancy under the Federal Way good cause law.

Even if the tenant actually receives the notice, failure adhere to legally required service methods may result in dismissal of an eviction. There are three legally acceptable means to serve a notice on a tenant.

1. Delivering a copy personally directly into the hands of each adult occupant; or
2. Serving enough copies for each adult occupant on a person of suitable age and discretion and mailing a copy to each occupant.
3. If no one of suitable age and discretion is present (knock first), then conspicuously posting enough copies for each adult occupant and mailing a copy to each occupant.

Always knock first. Tenants have a right to no-cost legal representation. A tenant attorney might cross-examine the landlord witness about whether they knocked before posting the notice. If not, the case might be dismissed.



Mailing. Mailing alone is never sufficient. Mail from the same county where the property is located. Posting alone is never sufficient. Knock first, and only if no one answers then post and mail. Always mail extra copies if there is more than one adult occupant.

These instructions apply only to initial unlawful detainer notices. The instructions do not apply to serving pleadings and other documents.

These instructions are informational. Do not serve these instructions on the tenant.

NOTICE TO TERMINATE TENANCY-FEDERAL WAY

TO: _____

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:

_____ Federal Way, WA _____

YOU ARE NOTIFIED that your tenancy of the premises is terminated on _____, 20 ____ (*the last day of a rental period*) for the reason(s) indicated below. On or before the date indicated above you will surrender the possession of the premises to the owner or the agent named below. If you fail to comply, proceedings may be commenced to evict you.

[] _____ (names)
who is/are the

- ☐ Owner
- ☐ Owner's spouse, domestic partner or partner in a committed intimate relationship
- ☐ Owner's parent(s)
- ☐ Owner's grandparent(s)
- ☐ Owner's children
- ☐ Owner's sibling(s)

- [] The owner has elected to sell the single family residence in which you are a tenant;
- [] The owner or lessor whom you share the dwelling unit, access to a common kitchen or bathroom area no longer wishes to share the property and is terminating your tenancy;
- [] The landlord intends to remove the dwelling unit from the rental market for at least a 24-month period.

If you are a Veteran of the U.S. Military, you may be able to access housing resources by calling 2-1-1 or contacting the King County Veterans Program for assistance with rent, relocation, or other support services.

DATED: _____

Owner or property manager