

TO: _____
_____ # _____
_____, WA. _____ COUNTY: _____

NOTICE TO TERMINATE TENANCY
(Revised Seattle Housing Code)

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that the tenancy of the premises occupied by you as a tenant of the undersigned owner, described in the address above, is hereby terminated on:

_____,
(Not less than 20 days before the end of a rental period)

for the reason circled on the Exhibit "A" attached and by this reference incorporated herein, and on that said day you will be required by these presents to surrender the possession of said premises to said owner or his agent named below. If you are in default thereof, proceedings will be commenced to dispossess you and to gain possession of said premises.

Issued and dated at _____, WA, on: _____

MANDATORY copy of this notice [] mailed [] faxed to Sec. 8 on: _____

PROPERTY: _____ AGENT: _____

EXHIBIT "A"

- You have failed to comply with:
 - a three (3) day notice to pay rent or vacate pursuant to RCW 59.2.030(3);
 - a ten (10) day notice to comply or vacate pursuant to RCW 59.12.030(4);
 - or a three (3) day notice to vacate for waste, nuisance including drug related activity nuisance pursuant to RCW 7.43) or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5);
- You have been issued four (4) or more three (3) day pay rent or vacate notices in the past twelve months, copies of which are attached;
- You have been issued three (3) or more ten (10) day notices to comply or vacate within the past twelve months, copies of which are attached;
- The owner or a member of the owner's immediate family wishes to reside in the unit;
- Your occupancy is conditioned upon employment on the property and the employment relationship is terminated;
- The owner seeks to do substantial rehabilitation in the building, and has obtained the required tenant relocation license, if required by SMC Chapter 22.210, and necessary permit(s); (* you will be provided with written notice at the time of vacating the unit of your right of first refusal to the rehabilitated unit);
- The owner elects to demolish the building, or convert to condominiums or cooperative, or to a nonresidential use, and has obtained the tenant relocation license, if required by SMC Chapter 22.210 and the necessary permit(s);
- The owner seeks to discontinue use of a housing unit unauthorized by Title 23 of the SMC after receipt of a notice of violation thereof. (** subject to the required relocation fee two weeks prior to termination date;
- ** Reducing the number of individuals to comply with maximum limit allowed by SMC Title 23 and 24 - see separate Exhibit.
- The owner seeks to discontinue sharing with a tenant the owners own housing unit or an accessory dwelling unit not in violation of SMC 23.44.041;
- ** Termination for "criminal activity" see separate Exhibit.

EXHIBIT "A"

(Termination for exceeding the maximum number of individuals allowed)

- The owner seeks to reduce the number of individuals residing in the dwelling unit to comply with the maximum limit of individuals allowed to occupy one dwelling unit as required by SMC Title 23, and
- (A) The number of such individuals was more than lawful under the current version of SMC Title 23 or Title 24 but was lawful under SMC Title 23 or 24 on August 10, 1994;
 - (B) That number has not increased with the knowledge or consent of the owner at any time after August 10, 1994, and
 - (C) The owner is either unwilling or unable to obtain a permit to allow the unit with that number of residents.

The owner has served you with a thirty (30) day written notice informing you that the number of tenants exceeds the legal limit and must be reduced to the legal limit; and

After expiration of the thirty day notice the owner issued you with a ten day notice to comply with the limit on the number of occupants or vacate, and you have failed to comply.

- The owner seeks to reduce the number of individuals residing in one dwelling unit to comply with the legal limit after receipt of a notice of violation of the SMC Title 23 restriction on the number of individuals allowed to reside in one dwelling unit and:
- [A] You were served with a thirty day written notice informing you of the number exceeding the legal limit;
or
 - A thirty day written notice was not required because the number of tenants was increased above the legal limit without the owners' knowledge or consent;
 - [B] You were served with a ten day notice to comply or vacate in regard to the number of tenants exceeding the legal limit, and did not comply or vacate.

EXHIBIT "A"

(Termination for criminal activity)

The owner is terminating your tenancy for "engaging in criminal activity" on the part of the tenant, his or her subtenant, sublessee, resident or guest having engaged in criminal activity on the premises, or on the property or public right-of-way abutting the premises and the alleged crime s described below, with a copy being sent to DCLU.

For purposes of this notice, "engaged in criminal activity"

Engages in drug related activity that would constitute a violation of RCW 69.41, 69.50 or 69.52;

Engages in activity that is a crime under the laws of this state, but only if the activity substantially affects the health or safety of other tenants or the owner.

Police Case # _____

Date: _____

Description of activity: _____
