



NOTICES – RCW 59.12.030.

**This handout was compiled with the assistance of our attorneys
L/T SERVICES, INC.**

RCW 59.12.030 is the section governing notices.

- (1) Outlines leases wherein it is not necessary to issue a notice to terminate effective the end of the lease period. It states that you can proceed with an unlawful detainer immediately at the end of the lease period. However, the exception to this would be when your lease has wording stating that the lease becomes month-to-month at the end of the lease period. In this case if you wanted to terminate at the end of the lease you would need to issue a 20 day to terminate.**
- (2) Outlines issuing a notice to terminate. It states the landlord must issue such notice more than 20 days prior to the end of such month or rental period, advising the tenant they have to vacate at the expiration of such month or rental period.**
- (3) Outlines issuing a 3 Day Pay Rent or Vacate notice. This paragraph actually states RENT, it does not state “and rent related charges” as 59.20 does, SO THE ONLY dollar amounts on this notice has to be 100% rent owed, NOTHING else.**
- (4) Outlines issuing a 10 day notice to comply when the tenant is violating any terms of their lease/rental agreement other than the payment of rent, which has its own specific provision.**
- (5) Outlines issuing a 3 Day Terminate for “waste” “unlawful business” or “nuisance” – because of the severity of this notice it should only be used in very serious situations.**
- (6) Outlines issuing a 3 Day Trespass notice. However, when you try to involve your local police department in completing this action they will frequently advise you that it is a civil matter, especially in cases where the “trespasser” involved is a left over house guest or friend of the prior tenant.**
- (7) Outlines being able to serve a notice in cases of “gang related” activity. However, it does not state what type or period of time the notice should be.**

RCW 59.12.050 outlines that unlawful detainer actions (evictions) shall be heard in the Superior Court for the county in which the rental is located.

RCW 59.12.120 – states that if a defendant (tenant) fails to responds to an eviction Summons and Complaint they shall be declared in default and the court will sign a judgment and a writ will be issued.