

INFORMATION REGARDING THIS NOTICE

The City of Tacoma is supplying this information sheet to assist tenants with understanding this notice. This information sheet is informative only and DOES NOT provide legal advice regarding your individual tenancy. **If you need to obtain legal advice regarding your individual tenancy, please contact the resources listed on the back of this page.**

What is a Notice to Quit for Waste, Nuisance, or Unlawful Business?

In this type of notice your landlord is alleging that you have performed actions on the property that constitute waste, nuisance, or an unlawful business. The specific actions that landlord is giving you the notice for should be identified in the notice. This type of notice terminates your tenancy after just three (3) days. Unlike some other eviction notices, the landlord is not required to give you any amount of time to fix the problem. The landlord is terminating your tenancy based upon the waste, nuisance, or unlawful business and simply asking you to leave within three (3) days.

What is Waste?

In general terms, waste is a tenant's violation of the obligation to treat the premises in a manner that prevents substantial harm to the premises. Actions that constitute waste can be either purposeful—for example, removing fixtures or appliances—or waste can be caused by the negligence of the tenant—for example, allowing the premises to unreasonably deteriorate or decay because the tenant takes no action to prevent it.

What is a Nuisance?

Nuisance is the substantial and unreasonable interference with another's use of or enjoyment of their property. There is no exact or perfect description of nuisance that fits every situation. What is and what is not considered a nuisance is a question revolving around the facts of the conduct that the landlord says happened. But in the end, the landlord is claiming that the tenant's conduct created a situation that prevents other tenants from peaceful enjoyment of their tenancies or property.

What is Unlawful Business?

Unlawful business is basically what it sounds like. Unlawful business is an action by the tenant on the premises that is against the law.

What Can I Do About the Notice?

Your options for this notice are limited. The landlord is not giving you the option of fixing whatever is happening to cause to waste, nuisance, or unlawful business. The landlord is asking you to leave within a short period of time. Generally, a tenant receiving a notice to quit can either vacate within three (3) days to avoid an eviction filing, or wait until the court hearing on the eviction and argue that the tenant's action was not causing waste, nuisance, or unlawful business. If you have questions about your notice to quite for waste, nuisance, or unlawful business, or if you feel you were improperly given a notice to quit, **DO NOT IGNORE THE NOTICE** and contact the resources listed below to obtain information specific to your tenancy.

RESOURCES

City of Tacoma—Landlord-Tenant Services

The Program is focused on improving the quality of life for the residents of Tacoma by equipping landlords and tenants with the tools needed to sustain safe, healthy, equitable and crime free communities.

Landlord-Tenant Program
747 Market Street
Room 1044
Tacoma, WA 98402

Landlord-Tenant Intake
311 or 253- 591-5000
[TacomaFIRST 311 - City of Tacoma](#)

Rental Housing Code-TMC 1.95
www.cityoftacoma.org/rentalhousingcode

TACOMAPROBONO Community Lawyers

Tacomaprobono provides low-income individuals with free legal advice. Do you need legal advice about a landlord-tenant problem (rental agreements, moving, deposits, repairs, eviction, etc.) or any other type of housing issue? Call the Tacomaprobono's Housing Justice Project at (253) 572-5134, or e-mail vls@tacomaprobono.org.

If you are going through the eviction process in Washington State, and you have a net income of 200% of the federal poverty line or below, you may be eligible for free legal help. It's your right — protected by law. You don't have to face your landlord alone.

Call the Eviction Defense line at 1-855-657-8387 or apply online at [Eviction Help | Northwest Justice Project \(nwjustice.org\)](#). Interpreters available.

CLEAR

Do you need a telephone consultation with an attorney about your legal problem? If you are outside King County, call the [CLEAR Hotline](#) at [1-888-201-1014](tel:1-888-201-1014) weekdays 9:15 am - 12:15 pm. Seniors (age 60 and over) can also call CLEAR*Sr at [1-888-387-7111](tel:1-888-387-7111). If you are deaf or hard of hearing, please call our CLEAR intake line at 1-888-201-1014 using your preferred TTY or Video relay service.

WASHINGTONLAWHELP.ORG

WashingtonLawHelp is an online guide to free civil legal services for low-income persons and seniors in Washington. This website provides legal education materials and tools that provides basic information on a number of legal problems, and in some cases, detailed instructions and forms to help you represent yourself in court.

Moderate Means Program

The Moderate Means Program (MMP) is a statewide program designed to bridge this gap with attorneys who offer reduced-fee assistance in family, housing, consumer, and unemployment law cases for people in Washington fell between 200% and 400% of the [Federal Poverty Level](#). [Apply Online](#) or call 855-741-6930.