

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 Terminate Tenancy?

Under Washington state law and City of Tacoma's Rental Housing Code (TMC 1.95), a landlord must have a "good" or legal reason for not renewing a rental agreement, ending (terminating) a tenancy, or evicting a tenant. The landlord must give one of 17 good reasons for ending a tenancy or evicting a tenant. The legal reasons can be found in RCW 59.18.650 and TMC 1.95.070. That means that a landlord can no longer serve a tenant with a no cause notice to terminate tenancy.

Can a landlord ever serve a no-cause notice to terminate tenancy?

Under Washington state law and City of Tacoma's Rental Housing Code (TMC 1.95), there are two situations when a landlord can terminate tenancy without cause.

Situation #1: If a tenancy is for a **fixed term of 6-12 months, then rolls over into a periodic** or month-to-month tenancy, the landlord can serve a 60-day no cause notice at the end of the initial 6-12 month term. If the landlord does not terminate at the end of first term, then the landlord must have a "good" or legal reason to terminate tenancy.

Situation #2: If a tenancy is for a **fixed term and DOES NOT roll over into a periodic** or month-to-month tenancy afterwards, then a **NO CAUSE** termination at end of any term with 60 or more days' notice. **BUT ONLY IF:** The original fixed term was 12 months or more or tenancy as for two or more consecutive 6-month fixed terms and the tenancy never became a periodic or month-to-month at any point.

Can the Landlord Evict Me Before the Terminate Date on the Notice?

Yes and no. In general, if you keep up the rules of the tenancy and continue paying your rent, then the landlord cannot try to evict you until the termination date listed on the notice passes. However, if you do not follow the rules of the tenancy or continue paying your rent, then the landlord can provide you with a separate, shorter notice that may cause an eviction proceeding to begin before the termination date in the notice (a 14-day notice to pay rent, a 3-day notice for waste or nuisance, or a 10-day notice to comply with the rental agreement).

Can I Challenge the Notice to Terminate Tenancy?

If you believe you were improperly given a notice to terminate tenancy, dispute the notice in writing and ask the landlord to rescind the notice to terminate tenancy. If the landlord does not comply with your request, it is important that you seek legal advice. You can also contact the City of Tacoma to file a complaint under the Rental Housing Code. It is very important that you **DO NOT IGNORE THE NOTICE** and contact the resources listed on the back of this page 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.