

## Sample Letter: Improper Termination

[Date]

[Landlord/Manager's Address]

Dear [Landlord/Manager's Name]:

On \_\_\_\_\_, you issued a notice of termination of tenancy instructing me to move out of my rental unit by \_\_\_\_\_.

The Landlord-Tenant Act of Washington State, RCW 59.18.200, requires you to provide me with written notice of termination at least twenty days prior to the end of a monthly rental period. You did not allow me the proper twenty days; therefore, the notice of termination is not valid. I intend to continue my tenancy beyond the current month of \_\_\_\_\_.

Please provide me with the proper notice if you wish to terminate my tenancy in the following month.

[Your Name]

[Your Address]

Sincerely,

[Your Name]

*The information contained in this sample letter is for informational purposes only. Solid Ground makes no representations, expressed or implied, that the information contained in this sample letter can or will be used or interpreted in any particular way by any governmental agency or court. As legal advice must be tailored to the specific circumstances of each case, and laws are constantly changing, nothing provided herein should be used as a substitute for the advice of competent counsel.*

## **RCW 59.18.200**

### **Tenancy from month to month or for rental period – Termination – Armed Forces exception – Exclusion of children – Conversion to condominium – Notice.**

(1)(a) When premises are rented for an indefinite time, with monthly or other periodic rent reserved, such tenancy shall be construed to be a tenancy from month to month, or from period to period on which rent is payable, and shall be terminated by written notice of twenty days or more, preceding the end of any of the months or periods of tenancy, given by either party to the other.

(b) Any tenant who is a member of the armed forces, including the national guard and armed forces reserves, or that tenant's spouse or dependant, may terminate a rental agreement with less than twenty days' notice if the tenant receives reassignment or deployment orders that do not allow a twenty-day notice.

(2)(a) Whenever a landlord plans to change to a policy of excluding children, the landlord shall give a written notice to a tenant at least ninety days before termination of the tenancy to effectuate such change in policy. Such ninety-day notice shall be in lieu of the notice required by subsection (1) of this section. However, if after giving the ninety-day notice the change in policy is delayed, the notice requirements of subsection (1) of this section shall apply unless waived by the tenant.

(b) Whenever a landlord plans to change any apartment or apartments to a condominium form of ownership, the landlord shall provide a written notice to a tenant at least one hundred twenty days before termination of the tenancy, in compliance with RCW [64.34.440](#)(1), to effectuate such change. The one hundred twenty-day notice is in lieu of the notice required in subsection (1) of this section. However, if after providing the one hundred twenty-day notice the change to a condominium form of ownership is delayed, the notice requirements in subsection (1) of this section apply unless waived by the tenant.

[2008 c 113 § 4; 2003 c 7 § 1; 1979 ex.s. c 70 § 1; 1973 1st ex.s. c 207 § 20.]

#### **Notes:**

**Application -- Effective date -- 2008 c 113:** See notes following RCW [64.34.440](#).

**Effective date -- 2003 c 7:** "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [March 24, 2003]." [2003 c 7 § 4.]

Unlawful detainer, notice requirement: RCW [59.12.030](#)(2).