**5576 AMS TRUD S4687.1 - NOT FOR FLOOR USE**

**SB 5576** - S AMD **1176**

By Senator Trudeau

Beginning on page 14, line 36, after "(d)" strike all material through "~~(e)~~))" on page 15, line 3 and insert "A tenant who has been served with three or more notices to pay or vacate for failure to pay rent as set forth in RCW 59.12.040 within ((~~twelve~~)) 12 months prior to the notice to pay or vacate upon which the proceeding is based and who has been found to have willfully or intentionally defaulted or failed in the payment of rent may not seek relief under this subsection (3).

(e)"

Correct any internal references accordingly.

On page 16, beginning on line 1, strike all material through "~~court.~~))" on line 11 and insert the following:

"(vi) For the period extending one year beyond the expiration of the eviction moratorium, if a tenant demonstrates an ability to pay in order to reinstate the tenancy by means of disbursement through the landlord mitigation program account established within RCW 43.31.605(1)(c):

(A) Any restrictions imposed under (d) of this subsection do not apply in determining if a tenant is eligible for reinstatement under this subsection (3); and

(B) Reimbursement on behalf of the tenant to the landlord under RCW 43.31.605(1)(c) may include up to three months of prospective rent to stabilize the tenancy as determined by the court."

EFFECT: (1) Restores, but modifies the prohibition on the use of judicial discretion to apply when the tenant also is found to have willfully or intentionally defaulted or failed in the payment of rent.

(2) Restores the temporary moratorium on the prohibition on the use of judicial discretion.