

# FINAL BILL REPORT

## SSB 6572

---

---

C 51 L 06

Synopsis as Enacted

**Brief Description:** Revising the unlawful detainer process under the residential landlord-tenant act.

**Sponsors:** Senate Committee on Judiciary (originally sponsored by Senator Hargrove).

**Senate Committee on Judiciary**

**House Committee on Judiciary**

**Background:** The Residential Landlord-Tenant Act (RLTA) governs the relationship between landlords and tenants of residential dwelling units, establishes the duties and liabilities of the parties, and provides procedures for the enforcement of the act.

An unlawful detainer action is a court process to evict a tenant who remains on the rental premises beyond the time he or she is required to leave. The landlord must serve the tenant with a summons and complaint, which must designate a specific date by which the tenant must respond. The tenant's response generally must be in writing, and be provided to the landlord. Additionally, the summons may require that the tenant provide a specific sworn statement denying that rent is due, and stating the reason the rent is not due. There are two statutes directing this process. One statute contains a sample summons form; the other statute describes and provides sample language for an action with a sworn statement. The notice delivery options are different in the two statutes.

**Summary:** The language requiring a sworn statement of nonpayment of rent is removed from the sample summons form provided in the statute. The complementary statute, chapter 59.18.375 RCW, is added and amended to include the same notice delivery options as contained in chapter 59.18.365 RCW.

**Votes on Final Passage:**

Senate 46 0

House 97 0

**Effective:** June 7, 2006