

**SENATE RESOLUTION
1994-8698**

By Senator A. Smith

WHEREAS, Significant disputes arise in the relationship between landlord and tenant which currently require formal or judicial resolution; and

WHEREAS, Efficient and speedy resolution of these disputes is consistent with the purposes of the Residential Landlord Tenant Act and in the best interest of both the landlord and tenant; and

WHEREAS, It is in the best interest of all parties to study the relationship between state and local landlord-tenant regulations; and

WHEREAS, Questions have been raised about the adequacy of the rights and remedies available to both landlords and tenants in regulating their relationship under current law; and

WHEREAS, The affected constituencies including the public interest must be provided an adequate opportunity to participate in the resolution of the disputes which have developed in the landlord-tenant relationship;

NOW, THEREFORE, BE IT RESOLVED, By the Senate of the state of Washington that the Senate Law and Justice committee shall study the issues relating to landlord-tenant relationships including the solicitation of testimony from all affected constituencies; and

BE IT FURTHER RESOLVED, That the committee shall report its findings and recommendations to the legislature at the start of the regular session held in 1995.