

**SHB 2453 - H AMD 1321**

By Representative Dufault

1 On page 7, line 22, after "(a)" insert "(i)"

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3 On page 7, after line 28, insert the following:

4 "(ii) If the written notice remains uncomplied with for the period  
5 set forth in RCW 59.12.030(3), a landlord may, in lieu of filing an  
6 unlawful detainer action for failure to pay rent, instead terminate  
7 the tenancy by written notice of twenty days or more;"

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9 On page 10, line 27, after "(2)" insert "(a)(ii),"

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EFFECT: Permits a landlord to utilize a 20-day notice to terminate a tenancy rather than file an unlawful detainer action in the event that the tenant fails to comply with a 14-day notice to pay or vacate. Prohibits a landlord from using this alternative mechanism if to do so would result in the termination of a fixed term tenancy before the completion of the term, unless the landlord and tenant mutually consent to early termination and the tenant is afforded at least 60 days to vacate.

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