**1236-S.E AMS FORT S2605.1 - NOT FOR FLOOR USE**

**ESHB 1236** - S AMD TO S AMD (S-2587.1/21) **597**

By Senator Fortunato

**WITHDRAWN 04/08/2021**

On page 8, line 25, after "notice" insert ". For purposes of this subsection (2)(b), a "substantial breach of a material term subscribed to by the tenant within the lease or rental agreement" means the totality of the circumstances, including factors such as whether there has been a significant number of complaints to the landlord about the tenant's activities at the property, damage done by the tenant to the property, including the property of other tenants or neighbors, harassment or threats made by the tenant to other tenants or neighbors that have been reported to law enforcement agencies, any police incident reports involving the tenant, and the tenant's criminal history"

On page 11, line 34, after "occurrences;" strike "and"

On page 11, line 38, after "violation;" insert "and

(vii) For purposes of this subsection (2)(n), a "substantial breach of a material term subscribed to by the tenant within the lease or rental agreement" means the totality of the circumstances, including factors such as whether there has been a significant number of complaints to the landlord about the tenant's activities at the property, damage done by the tenant to the property, including the property of other tenants or neighbors, harassment or threats made by the tenant to other tenants or neighbors that have been reported to law enforcement agencies, any police incident reports involving the tenant, and the tenant's criminal history;"

EFFECT: Provides a definition for substantial breach of a material term subscribed to by the tenant within the lease or rental agreement for purposes of two of the specified enumerated causes to evict or refuse to renew or terminate a tenancy.