

INFORMATION REGARDING

NOTICE TO QUIT

The City of Tacoma is supplying this information sheet to assist tenants with understanding this notice. This information sheet is informative only and DOES NOT provide legal advice regarding your individual tenancy. **If you need to obtain legal advice regarding your individual tenancy, please contact the resources listed on the back of this page.**

What is a Notice to Quit for Waste, Nuisance, or Unlawful Business?

Your landlord is alleging you have performed actions on the property that constitute waste, nuisance, or an unlawful business. The specific actions that landlord is giving you the notice for must be identified in the notice. This type of notice terminates your tenancy after just three (3) days. Unlike some other eviction notices, the landlord is not required to give you any amount of time to fix the problem. The landlord is terminating your tenancy based upon the waste, nuisance, or unlawful business and simply asking you to leave within three (3) days or the landlord may file an eviction.

What is Waste?

In general terms, waste is a tenant's violation of the obligation to treat the premises in a manner that prevents substantial harm to the premises. Actions that constitute waste can be either purposeful—for example, removing fixtures or appliances—or waste can be caused by the negligence of the tenant—for example, allowing the premises to unreasonably deteriorate or decay because the tenant takes no action to prevent it.

What is a Nuisance?

Nuisance is the substantial and unreasonable interference with another's use of or enjoyment of their property. There is no exact or perfect description of nuisance that fits every situation. What is and what is not considered a nuisance is a question around the facts of the conduct that the landlord says happened. But in the end, the landlord is claiming that the tenant's conduct created a situation that prevents other tenants from peaceful enjoyment of their tenancies or property.

What is Unlawful Business?

Unlawful business is basically what it sounds like. Unlawful business is an action by the tenant on the premises that is against the law or local zoning codes.

What Can I Do About the Notice?

Your options for this notice are limited. The landlord is not giving you the option of fixing whatever is happening to cause to waste, nuisance, or unlawful business. The landlord is asking you to leave within a short period of time. Generally, a tenant receiving a notice to quit can either vacate within three (3) days to avoid an eviction filing or wait until the court hearing on the eviction and challenge that the tenant's action was not causing waste, nuisance, or unlawful business. If you have questions about your notice to quit for waste, nuisance, or unlawful business, or if you feel you were improperly given a notice to quit, **DO NOT IGNORE THE NOTICE and contact the resources listed below** to obtain information specific to your tenancy.

RESOURCES

City of Tacoma—Landlord-Tenant Program

The Landlord-Tenant Program provides information and referrals to both landlords and tenants on their rights and responsibilities under the Washington State Residential Landlord-Tenant Act (RCW 59.18), the Tacoma Rental Housing Code (TMC 1.95) and Landlord Fairness Code Initiative (TMC 1.100). The Landlord-Tenant Program also enforces violations of the Rental Housing Code.

Landlord-Tenant Program

747 Market Street
Room 1044
Tacoma, WA 98402

Landlord-Tenant Intake Process:

Phone: 311 or 253- 591-5000

Online: [TacomaFIRST 311 - City of Tacoma](#)

Rental Housing Code-TMC 1.95

www.cityoftacoma.org/rentalhousingcode

Landlord Fairness Code Initiative- TMC 1.100

www.cityoftacoma.org/rentalhousingcode

City of Tacoma’s Fair Housing Law- TMC 1.29

https://www.cityoftacoma.org/government/city_departments/equity_and_human_rights/fair_housing

Legal Advice:

TACOMAPROBONO Community Lawyers

Tacomaprobono provides low-income individuals with free legal advice on civil legal aid issues. If you need legal advice about a landlord-tenant problem (rental agreements, moving, deposits, repairs, eviction, etc.) or any other type of housing issue, call Tacomaprobono’s Housing Justice Project at (253) 572-5134, or e-mail hjp@tacomaprobono.org for an online application link.

Starting in 2021, if you are going through the eviction process in Washington, and you have a net income of 200% of the federal poverty line or below, you qualify for free legal representation in court. It’s your right—protected by law. You do not have to face your landlord alone.

Call the Eviction Defense line at 1-855-657-8387 or apply online at [Eviction Help | Northwest Justice Project \(nwjustice.org\)](#). Interpreters available.

CLEAR

If you reside outside of King County, the CLEAR Hotline provides telephone consultations with free attorneys for low-income persons and seniors. You can reach the CLEAR Hotline at 1-888-201-1014 on weekdays between 9:15 am and 12:15 pm. Seniors (age 60 and over) can also call CLEAR*Sr at 1-888-387-7111. If you are deaf or hard of hearing, please call the CLEAR intake line at 1-888-201-1014 using your preferred TTY or video relay service.

WASHINGTONLAWHELP.ORG

WashingtonLawHelp is an online guide to free civil legal aid information for Washington. This website provides legal education materials and tools that provides basic information on numerous legal problems, and in some cases, detailed instructions and forms to help represent yourself in court.

Moderate Means Program

The Moderate Means Program offers referrals to attorneys who offer reduced-fee services in family, housing, consumer, and unemployment law for people who are low-income but do not qualify for the other services above. Apply Online or call 855-741-6930.

Rental Assistance/Funds:

Eviction Prevention Program

The Pierce County **Eviction Prevention** program supports eligible low-income households with their past due rent. For more information or to apply online visit <https://www.piercecountywa.gov/7142/Eviction-Prevention>.

211 Washington

211 connects callers, at no cost to critical health and human services in their community. By simply dialing the number 211, searching the website (<https://wa211.org>), or texting 211WAOD to 898211, people can connect to help when they need help regardless of who provides the services or where the service is located.