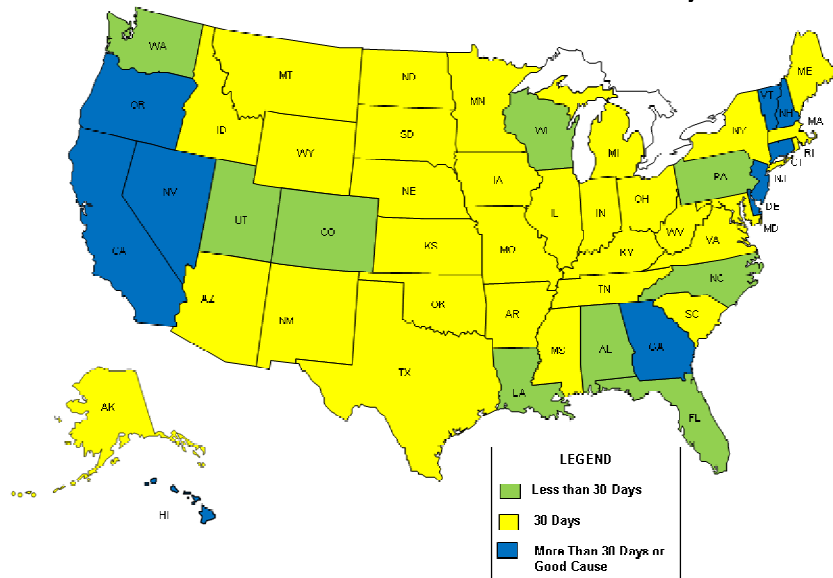




Washington State Coalition for the Homeless

Prevent Homelessness – Vote for SSB 5549

Length of Notice Required to Terminate
Month-to-Month Residential Tenancy



It is time to bring Washington law into line with most other states, and keep it there. Two-thirds of the states follow the approach now used in Washington, of only allowing a landlord or tenant to terminate a month-to-month tenancy without cause at the end of the agreed upon rental period. This rule works well. Although 6 of 13 Western states allow terminations on any day of the month, all but two require much longer notices, ranging from 45 to 60 days.

SSB 5549 is a modest bill, bringing Washington law into line with most other states. It increases the notice required when terminating a month-to-month rental agreement with a no-cause eviction notice from 20 to 30 days; and makes no other changes in the law.


The bill gives tenants a little more tenure in their homes and time to find housing and the monies needed to move when given a no-cause eviction notice. This will reduce the demand for emergency shelter and homeless prevention funds, at a time when homelessness is increasing because of the economy.

Landlords can continue to use no-cause eviction notices. They may also use much shorter notices where a tenant fails to pay the rent or does something wrong.

This bill does not lengthen the time it takes to evict a tenant without cause, except during the first eleven days of the month. At most, landlords will simply have to wait until the end of the next month before their notice can take effect, like they do now during the remainder of the month.

The landlords' amendment is a step backwards. It undermines the intent of the bill. It would allow landlords to evict some tenants in less time than permitted under current law. Tenants do not need and are not seeking the right to move on any day of the month, where the cost of this flexibility is less tenure or security in their homes.

For more information, contact Tera Bianchi, Interim Advocacy Coordinator for the Washington State Coalition for the Homeless at tera.bia@gmail.com or Seth Dawson at sethdawson@att.net

<p>Prevent Homelessness Washington Organizations Endorsing SSB 5549 Require 30 Day No Cause Eviction Notices</p>	 <p>Washington State Coalition for the Homeless</p> <p>2010 Legislative Policy Priority</p>
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- Seattle Displacement Coalition
- Seattle King County Coalition on Homelessness
- SEIU 1199NW
- SEIU 775
- Skagit County Coalition to End Homelessness
- Skagit Valley YMCA
- Solid Ground
- Tacoma Housing Authority
- Tenants Union of Washington
- Washington State Community Action Partnership
- Washington Labor Council
- Washington Low Income Housing Alliance
- Washington State Coalition Against Domestic Violence
- Washington State Coalition for the Homeless
- Washington State Senior Citizens' Lobby
- Women's Resource Center
- Associated Ministries (Tacoma)
- Association of Washington Housing Authorities
- Building Changes (Seattle)
- Children's Alliance
- Disability Rights Washington
- Friendship House
- Governor's Committee on Disability and Employment
- Housing Hope (Everett)
- Interfaith Task Force on Homelessness
- Lutheran Public Policy Office of Washington
- NAMI-Washington
- New Leaf Inc.
- Northwest Youth Services-Skagit Office
- PANZA/Camp Quixote (Olympia)
- Parents Organizing for Welfare and Economic Rights

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