**Legal Notices and Their Serving**

**Notices: There are only these 5 legal notices at our disposal to be used in an eviction process.**

1. Termination of Tenancy (20 day) (rules differ for month-to-month and lease terminations, and there are exceptions for those reassigned in military service, condominium conversions, and substantial modifications or rehabilitation. For details see RCW 59.18.200 and RCW 59.18.220)
2. Pay Rent or Quit (14 day)
3. Waste/Nuisance (3 day)
4. Trespass (3 day)
5. 10 day Comply with the Rules

**Need** – separate notice for each tenant 18 or older plus one for “anyone else living at…”.

1. Hand-deliver the notice to each known tenant in their name only.

Note: It is important to knock and attempt personal service before posting notices (RCW 59.12.040)

1. Post (tape to door) notice to “anyone else living at…” and mail one on same day.
2. Any notice you were unable to hand to the tenant named on the notice must also be posted (taped to door) and mailed.
3. Mailing must be on the same day as posting.
4. Never use certified mail. If you feel tenant might be a problem, purchase a “Certificate of Mailing” at the Post Office.
5. You must always do a notice to “Anyone else living at…”, since a Mystery tenant may have moved in without your knowledge or permission. Under no circumstances do you skip this step.