

5986-S

Sponsor(s): Senate Committee on Law & Justice (originally sponsored by Senators Wojahn, Newhouse and Rasmussen)

Brief Description: Expanding the duties of tenants under the landlord-tenant act.

**SB 5986-S.E - DIGEST**

(DIGEST AS ENACTED)

Prohibits tenants from engaging in activities which endanger the premises or any neighboring premises or persons.

Authorizes the landlord to proceed directly to an unlawful detainer action.

Establishes procedures for notification to a landlord by a tenant who has been threatened by another tenant.

Authorizes the tenant to terminate the rental agreement and designates which portions of the rent and deposit may be refunded.

Establishes procedures for the landlord to take possession of a tenant's property.

Provides that the unlawful use of a deadly weapon is a nuisance which may be abated.