

**SB 5833-S - DIGEST**

(AS OF SENATE 2ND READING 3/12/2009)

Authorizes a tenant, if a tenant or a household member is a victim of sexual assault, stalking, or unlawful harassment by a landlord, to: (1) Terminate the rental agreement and quit the premises without further obligation under the rental agreement or under chapter 59.12 RCW (forcible entry and forcible and unlawful detainer) prior to making a copy of a valid order for protection or a written record of a report signed by a qualified third party available to the landlord, if certain conditions are met; and

(2) Change or add locks to the tenant's dwelling unit at the tenant's expense.

Prohibits a tenant from changing any locks to common areas and requires the tenant to make keys for new locks available to other household members.

Requires a tenant, upon vacating the dwelling unit, to deliver the key and all copies of the key to the landlord by mail or personal delivery by a third party.