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## Civil Rights & Judiciary Committee

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### HB 2453

**Brief Description:** Providing protections to residential tenants.

**Sponsors:** Representatives Macri, Thai, Lekanoff, Gregerson, Robinson, Ryu, Frame, Kloba, Peterson, Santos, Bergquist, Johnson, J., Davis and Pollet.

#### Brief Summary of Bill

- Specifies exclusive causes for eviction, refusal to renew, and termination of tenancy
- under the Residential Landlord-Tenant Act (RLTA) and makes other changes to rights
- and remedies.

**Hearing Date:** 1/24/20

**Staff:** Ingrid Lewis (786-7289), Yelena Baker (786-7301), and Heidi Cao ().

#### Background:

Residential Landlord-Tenant Act.

The Residential Landlord-Tenant Act (RLTA) regulates the relationship between residential landlords and tenants, and includes provisions regarding the duties of tenants and landlords and remedies for violations of those duties. With some statutory exceptions, the rental of a dwelling unit for living purposes is generally covered under the RLTA.

Duration and Termination of Tenancy.

A tenancy for a specified time, sometimes also called a lease, is deemed terminated at the end of the specified period. A tenant who terminates a lease prior to the end of the lease period is liable for rent until the end of the period, although the landlord is required to mitigate his or her

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damages by attempting to re-rent the unit at a fair rental price.

Alternatively, premises may be rented for an indefinite time, from period to period, or month to month. Such a tenancy is automatically renewed for another period until terminated by either the landlord or the tenant by giving at least 20 days' written notice prior to the end of any of the months or periods of tenancy. Landlords planning a change of use or demolition or substantial renovation must provide 120 days' notice.

Enforcement Remedies.

holds over after the expiration of the specified term for which it is let to him or her.

When real property is leased for a specified term or period, the tenancy is deemed terminated without notice at the expiration of the specified term or period;

continues in possession of premises leased for an indefinite period, such as month-to month, after the end of any month or period when the landlord, more than 20 days prior to the end of the month or period, served notice requiring the tenant to quit the premises at the end of the month or period;

continues in possession after a default in rent, and after a 14-day notice to pay rent or vacate has been served, without complying with the duty to pay;

continues in possession after failing to comply with a duty of tenancy (other than to pay rent) and after a 10-day notice to comply or vacate has been served, without complying;

permits waste upon the premises, or carries on an unlawful business, or maintains a nuisance and remains in possession after the service of a three-day notice to quit the premises;

enters upon the premises without permission and without having color of title and refuses to leave after a three-day notice. Such a person may also be subject to criminal laws; or commits or permits any gang-related activity as prohibited by the RLTA.

### **Summary of Bill:**

Notices must identify the facts and circumstances that support the cause or causes with specificity. With respect to any incidents alleged, and to the extent known and available to the landlord at the time the notice is issued, the landlord must identify the evidence he or she will rely upon; however, the landlord is allowed to present other evidence regarding the allegations within the notice where the evidence was unknown or unavailable at the time the notice was issued. The landlord is not required to present all the evidence within the notice or to press all of the causes alleged in the notice.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.