2SSB 5160 - S AMD **234**
    By Senator Kuderer

ADOPTED 03/04/2021

1   On page 3, beginning on line 4, after "(6)" strike all material
2 through "(7)" on line 6

3   On page 4, line 11, after "offer" insert "the tenant"

4   On page 4, line 15, after "offer" strike "or" and insert ", the
5 landlord may proceed with an unlawful detainer action as set forth in
6 RCW 59.12.030(3) but subject to any requirements under the eviction
7 resolution pilot program established under section 7 of this act. If
8 the tenant"

9   On page 5, line 3, after "RCW 59.12.030" insert "(3)"

10   On page 9, line 2, after "(1)(b)" insert "and (d)"

11   On page 9, line 3, after "damages" insert "or any remaining
12 unpaid rent"

13   On page 9, line 7, after "damages" insert "or any remaining
14 unpaid rent"

    EFFECT: (1) Clarifies that landlord eligibility for reimbursement
under the landlord mitigation program applies when the tenant
defaults on a repayment plan and not when the tenant fails to respond
to a repayment plan offer within 14 days.
    (2) Prohibits landlords from taking any legal or collection
action once reimbursed under the LMP to recoup any remaining unpaid
rent accrued during the public health emergency and the tenant
abandons the tenancy or when a tenant defaults on a repayment plan.
    (3) Makes technical corrections to conform with other provisions
adopted in the Second Substitute version of the bill.

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