

SB 5576 - S AMD 1176
By Senator Trudeau

1 Beginning on page 14, line 36, after "(d)" strike all material
2 through "~~(e)~~)" on page 15, line 3 and insert "A tenant who has been
3 served with three or more notices to pay or vacate for failure to pay
4 rent as set forth in RCW 59.12.040 within (~~twelve~~) 12 months prior
5 to the notice to pay or vacate upon which the proceeding is based and
6 who has been found to have willfully or intentionally defaulted or
7 failed in the payment of rent may not seek relief under this
8 subsection (3).

9 (e) "

10 Correct any internal references accordingly.

11 On page 16, beginning on line 1, strike all material through
12 "~~court.~~)" on line 11 and insert the following:

13 "(vi) For the period extending one year beyond the expiration of
14 the eviction moratorium, if a tenant demonstrates an ability to pay
15 in order to reinstate the tenancy by means of disbursement through
16 the landlord mitigation program account established within RCW
17 43.31.605(1)(c):

18 (A) Any restrictions imposed under (d) of this subsection do not
19 apply in determining if a tenant is eligible for reinstatement under
20 this subsection (3); and

21 (B) Reimbursement on behalf of the tenant to the landlord under
22 RCW 43.31.605(1)(c) may include up to three months of prospective
23 rent to stabilize the tenancy as determined by the court."

EFFECT: (1) Restores, but modifies the prohibition on the use of
judicial discretion to apply when the tenant also is found to have
willfully or intentionally defaulted or failed in the payment of
rent.

(2) Restores the temporary moratorium on the prohibition on the
use of judicial discretion.

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