

14-Day Notice to Pay or Vacate

What tenants should know



Receiving a 14-Day Notice does not mean you have been evicted. It is considered a warning from your landlord.

Do not move out without negotiating with your landlord or contacting an attorney. This is the beginning of a process where you can assert your legal rights.

Before filing for eviction, a landlord must provide a 14-Day Notice that includes:

- Contact information for the local dispute resolution center
- Contact information for the county's housing justice project or, if none, a statewide organization providing housing advocacy services for low-income residents
- Name and contact information of the landlord, the landlord's attorney (if any), and the tenant
- The following two statements:
 - "The Washington State Office of the Attorney General has this Notice in multiple languages on its website. You will also find information on finding a lawyer or advocate at low or no cost and any available resources to help you pay your rent. Alternatively, you may find additional information to help you at washingtonlawhelp.org"
 - "Failure to respond to this notice within 14 days may result in the filing of a Summons and Complaint for an unlawful detainer action with the court."

During the 14 days of the Notice, you have several options to resolve the issue:

- Pay the past-due rental amount owed
- Respond to your landlord's repayment plan
- Contact your local dispute resolution center:
 - King County: 206-443-9603 x111 for English, x103 en Español
 - Bellevue (for properties in Bellevue and Kirkland): 425-452-4091
- Contact a legal aid organization, like ELAP, for legal assistance

What is a "reasonable repayment plan? A reasonable repayment plans must:

- Allow for payment from other sources of income
- Not require payments that are more than 1/3 of your monthly rent
- Not require the first payment to be made within 30 days of signing
- Not include banned fees
- Not be conditional

If a landlord refuses to offer you a reasonable repayment plan for past-due rent, you can use this as a defense to an eviction. The landlord may only file for eviction for non-payment of rent if the tenant does not participate in dispute resolution or if the dispute resolution is unsuccessful.

To see if you qualify for legal help from ELAP, visit elap.org/housing-stability

If you have been served a **Summons and Complaint**, call the Housing Justice Project at 206-267-7069 or the Eviction Defense line at 855-657-8387 to be screened for an appointment with an attorney. Interpreters are available. Summons and Complaints do not need to be filed with the court or have a case number to be proper.

