DCLU

Director's Rule 6-88

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 1	NA
	Publication July 1, 1988	Effective August 1, 1988
Subject Notification to Tenant for Late Rent as a Just Cause for Eviction	Code and Section Reference Housing & Building Maintenance Code, Section 22.206.160 SMC	
	Type of Rule Code Interpretation	
	Ordinance Authority 3.06.040 SMC	
Index Housing - Technical Requirement	Approved Holly Miller	Date

Section 22.206.160 C, "Just Cause Eviction", of the Housing & Building Code, item 1.b., states the following:

1. Owners of housing units shall not evict or attempt to evict any tenant or otherwise terminate or attempt to terminate the tenancy of any tenant except for good cause. The reasons for termination of tenancy listed below, and no others, shall constitute good cause under this section:

* * *

b. The tenant habitually fails to pay rent when due which causes the owner to notify the tenant of late rent four (4) or more times in a twelve (12) month period;

* * *

RULE

In order for the owner to use this citation as a just cause for eviction, the tenant must be notified in writing at the time each late rent payment occurs. Four or more notifications in a 12-month period constitutes habitual failure to pay rent when due. Copies of these notifications shall provide evidence sufficient for termination of tenancy. The fourth notification may also be the notice of eviction.

REASON

This rule clarifies the intent of the City Council that tenants should receive written notification that late payments are inacceptable to the owner. The requirement is intended to reduce the number of cases where the owner and tenant disagree on whether the tenant was advised that late payment was not acceptable.

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Department of Construction and Land Use □ City of Seattle □ Holly Miller, Director □ Charles Royer, Mayor

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