



Director's Rule 5-88

Applicant CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	Page	of	Supersedes
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	Publication July 1, 1988		Effective August 1, 1988
	Code and Section Reference Housing & Building Maintenance Code S&C. 22.206.160SMC		
Subject Clarification of the terms "Waste" and "Nuisance" as a Just Cause for Eviction	Type of Rule Code Interpretation		
	Ordinance Authority 3.06.040 SMC		
	Index Housing - Technical Requirement		
Approved		Date	
<i>Holly Mullin</i>			

Section 22.206.160 C, "Just Cause Eviction", of the Housing & Building Maintenance Code, item 1.a., 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:
 - a. The tenant fails to comply with a notice to pay rent or vacate pursuant to RCW 59.12.030(3); a ten-day notice to comply or vacate pursuant to RCW 59.12.030(4); or a three-day notice to vacate for waste, nuisance or maintenance of an unlawful business pursuant to RCW 59.12.030(5);

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RULE

The three-day notice to vacate for waste, nuisance or maintenance of an unlawful business shall specify the conductor activities which the owner asserts are causing the waste or nuisance, or it shall specify the nature of the unlawful business. Such notice shall be addressed to the tenant in writing as required in 22.206.160.C.3. and a copy of said notice shall be maintained by the owner.

REASON

This rule clarifies the intent of the City Council that, before eviction can occur, the tenant must receive a written notice to vacate which specifies with particularity the conduct or activities on which the eviction is based.