Date

(Landlord name)

(Landlord Address)

(Landlord Email)

Re: My tenancy at (address)

Due to the recent Washington COVID-19 crisis, I will be unable to pay my rent in a timely manner. I am giving you this advanced notice in writing as a courtesy. By violating the Governor’s order, you may be subject to criminal penalties pursuant to RCW 43.06.220(5). On March 18, 2020, Governor Inslee enacted a moratorium on evictions. An excerpt of that Proclamation reads:

…based on the above noted situation and under the provisions of RCW 43.06.220(1)(h), and to help preserve and maintain life, health, property or the public peace, effective immediately and until April 17, 2020, I hereby prohibit the following activities related to residential evictions by all residential landlords operating residential rental property in Washington State:

1. Residential landlords are prohibited from serving a notice of unlawful detainer for default payment of rent related to such property under RCW 59.12.030(3).

2. Residential landlords are prohibited from issuing a 20-day notice for unlawful detainer related to such property under RCW 59.12.030(2), unless the landlord attaches an affidavit attesting that the action is believed necessary to ensure the health and safety of the tenant or other individuals.

3. Residential landlords are prohibited from initiating judicial action seeking a writ of restitution involving a dwelling unit if the alleged basis for the writ is the failure of the tenant or tenants to timely pay rent. This prohibition includes, but is not limited to, an action under Chapters 59.12 or RCW 59.18 RCW.

4. Local law enforcement is prohibited from serving or otherwise acting on eviction orders that are issued solely for default payment of rent related to such property. Nothing in this Proclamation is intended to prohibit local law enforcement from acting on orders of eviction issued for other reasons, including but not limited to waste, nuisance or commission of a crime on the premises.

Thank you for your understanding during this crisis. I am monitoring the programs available to assist renters and I will give you updates about my ability to return to work as I get them from my employer.

Signed,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(your name printed below signature)