**30 DAY NOTICE TO VACATE**

**DUE TO DISCONTINUING RESIDENTIAL USE OF AN ACCESSORY DWELLING UNIT**

Tenant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Tenant Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***THIS IS AN EVICTION NOTICE***

**Pursuant to King County Code 12.25.030(A)(8), your landlord is giving you 30 days to leave the rental unit because the landlord no longer wants to use the accessory dwelling unit for residential purposes. You must move out of the unit by [DATE]\_\_\_\_\_\_\_\_\_\_**. (*A landlord may not serve this notice any sooner than 30 days prior to the end of the tenant’s lease term or month-to-month tenancy.)*

**If you do not leave the unit, your landlord can take you to court to remove you from the unit. State law provides you the right to legal representation, and you may qualify for free legal representation if you are a qualifying low-income tenant.**

**To Find Legal Help, Rental Assistance, and other Resources:**

* Contact Housing Justice Project, which provides free legal representation to eligible tenants, by calling 206-267-7069 or emailing hjpstaff@kcba.org
* Call 211 to find rental assistance and other resources
* Veterans can call the King County Veterans Program at 206-263-8387
* Find additional information about your rights at [washingtonlawhelp.org](file:///C%3A/Users/xmaykovi/Desktop/Notices/washingtonlawhelp.org)

If the landlord continues to rent out the accessory dwelling unit after you move out, the landlord may have committed a violation of King County code. Contact one of the above legal aid organizations to learn more about your rights.

**Additional information required by federal, state, or similar laws and/or regulations:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_