**120 DAY NOTICE TO VACATE**

**DUE TO SUBSTANTIAL REHABILITATION OF UNIT**

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

***THIS IS AN EVICTION NOTICE***

**Pursuant to KCC 12.25.030(A)(5), your landlord is giving you 120 days to leave the rental unit, because the landlord is performing extensive repairs that cannot be completed unless the unit is empty. You must move out of the unit by [****DATE] \_\_\_\_\_\_\_\_\_\_**. (*This notice can be given no sooner than 120 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](mailto: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:/Users/xmaykovi/Desktop/Notices/washingtonlawhelp.org)

If the landlord does not substantially rehabilitate the unit after you move, 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.

**LANDLORDS MUST INCLUDE IN THIS NOTICE THE KING COUNTY PERMIT APPLICATION NUMBER(S) FOR THE REHABILITATION WORK UPON WHICH THIS NOTICE IS BASED**

King County Permit Application Number(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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