Notice to Terminate by Tenant

Increasingly, Tenants have given improper notice, in various manners, to terminate tenancy. SleepyProperties, LLC will accept a notice to terminate via electronic mail @ david@sleepyproperties.com. In addition, the notice may be given in person or slipping the notice under the door of Room 7. This document is written as a courtesy to point out relevant RCWs and sections of your lease. In addition, a sample notice is provided further below.

Key Points to Remember:
- Know the date when the notice must be given by:
  - The 11th in a 31 day month
  - The 10th in a 30 day month
  - The 8th in a 28 day month
- Understand that your periodic term runs to the end of the month

David Paul Giroux
Attorney at Law for SleepyProperties, LLC

Certain RCW and Lease Provisions

RCW § 59.18.200(1)(a)
When premises are rented for an indefinite time, with monthly or other periodic rent reserved, such tenancy shall be construed to be a tenancy from month to month, or from period to period on which rent is payable, and shall be terminated by written notice of twenty days or more, preceding the end of any of the months or periods of tenancy, given by either party to the other.

RCW § 59.12.030
A tenant of real property for a term less than life is guilty of unlawful detainer either:

   (1) When he or she holds over or continues in possession, in person or by subtenant, of the property or any part thereof after the expiration of the term for which it is let to him or her. When real property is leased for a specified term or period by express or implied contract, whether written or oral, the tenancy shall be terminated without notice at the expiration of the specified term or period;

   (2) When he or she, having leased property for an indefinite time with monthly or other periodic rent reserved, continues in possession thereof, in person or by subtenant, after the end of any such month or period, when the landlord, more than twenty days prior to the end of such month or period, has served notice (in manner in RCW 59.12.040 provided) requiring him or her to quit the premises at the expiration of such month or period;

   (6) A person who, without the permission of the owner and without having color of title thereto, enters upon land of another and who fails or refuses to remove therefrom after three days' notice, in writing and served upon him or her in the manner provided in RCW 59.12.040. Such person may also be **subject to the criminal provisions** of chapter 9A.52 RCW; or

Sample Lease Language (Your lease may differ slightly):

> **Notice of Termination**
> Tenant may terminate this Lease by giving Landlord written notice at least twenty (20) days before the end of the rental term. Landlord may terminate this Lease by giving Tenant written notice at least twenty (20) days before the end of the rental term. This section shall not affect Landlord's rights under Washington law to terminate the tenancy if Tenant fails to pay rent, comply with a material term of this Lease, commits waste, or maintains a nuisance.

> **Term**
> Tenancy shall be month to month commencing on _____
> ("Commencement Date"). The first rental period shall run from the Commencement Date until the final day of the month in which the tenancy commences. All subsequent rental periods shall run from the first day of the month until the final day of that month. The first rental period that runs from the first day of the month until the final day of that month shall be known as the Initial Term.

<div align="center">

[Your Name]
[Your address]
[**Optional: email, phone number**]

</div>

[**Date**]

SleepyProperties, LLC
PO Box 152
Redmond, WA 98073

Re: Notice to Vacate

SleepyProperties, LLC,

You are hereby informed and notified that I, [**Your Name**], resident of **15127 Simonds Rd NE, Kenmore, WA 98028**, will vacate said residence on or before the end of [**month, year**].

[Optional: You are authorized to release any information regarding said residence for the purpose of assisting with any possible future residential referral requests.]

[Fact specific: Final payment in the amount of [**amount**] is enclosed under check number [**number**].

Forwarding Information:
[**new address**]
[**Optional: email, phone number**]

[Printed Name]
[Signature]