Washington Eviction Notice Set

General template, not legal advice. Have a Washington attorney review before use. Last reviewed October 29, 2026.

How to use this set: pick the one notice that fits the situation. Every state sets its own notice periods, required wording and delivery methods, and some cities add more. A notice with the wrong period, amount or delivery method can be thrown out and force you to start over. These notices do not let a landlord remove a tenant; only a court order carried out by a law officer can do that.

Notice 1: Notice to pay rent or quit

Date of notice _____

Tenant name or names and all other occupants _____

Property address and unit _____

City, county and state _____

To the tenants named above: you are behind on rent for the home listed above. The rent now due is:

Rental period (from and to)	Rent due	Amount paid	Balance due
Total rent due			

Within _____ (Number of days in the notice period) days after this notice is delivered, you must either pay the total rent due of $_____ (Total rent due) or move out and return possession of the home. If you do neither, the landlord may file an eviction case against you in court.

Pay to: _____ (Name of person to pay) at _____ (Address or payment portal), by _____ (Accepted payment methods), between _____ (Hours and days payment is accepted). The total above includes rent only. It does not include late fees, utilities or other charges unless Washington law allows them in this notice.

> Notice period for unpaid rent in Washington: For unpaid rent, the landlord serves a 14 day notice to pay or vacate on the form the statute prescribes. (RCW 59.18.057)

If you have questions or need help, you may contact a local legal aid office or tenant help line. Rental assistance may be available in your area.

Landlord or agent signature

Printed name

Date

Notice 2: Notice to cure or quit

Date of notice

Tenant name or names and all other occupants

Property address and unit

Lease date

To the tenants named above: you are violating your lease in the following way:

Lease section broken

What happened, with dates

What must be done to fix it

Within _____ (Number of days in the notice period) days after this notice is delivered, you must fix the violation as described above or move out and return possession of the home. If the violation is not fixed and you do not move out, the landlord may file an eviction case against you in court.

> Notice period for lease violations in Washington: For a material lease breach, the landlord serves written notice giving at least 10 days to fix it or leave; waste, nuisance or unlawful activity allows a 3 day notice to quit. (RCW 59.18.650)

Landlord or agent signature

Printed name

Date

Notice 3: Unconditional notice to quit

Use only where Washington law allows a notice that does not offer a chance to pay or fix the problem, such as repeated violations, serious damage, or illegal activity at the home. Many states limit when this notice may be used, and some do not allow it for residential tenants at all. Check first.

Date of notice

Tenant name or names and all other occupants

Property address and unit _____

Lease date _____

To the tenants named above: your tenancy is ended. You must move out and return possession of the home by _____ (Date to move out, at least the period required by law). This notice is given for the following reason:

Reason, with dates and facts _____

Law or lease section that allows this notice _____

If you do not move out by that date, the landlord may file an eviction case against you in court.

> Notice rules without a chance to cure in Washington: A landlord generally cannot end or refuse to continue a tenancy without one of the causes listed in the statute, though narrow end of term exceptions require at least 60 days of written notice. (RCW 59.18.650)

_____

Landlord or agent signature

_____

Printed name

_____

Date

Proof of service

I am over 18 and I delivered a copy of the notice checked below to the tenants named on it.

- ☐ Notice to pay rent or quit
- ☐ Notice to cure or quit
- ☐ Unconditional notice to quit
- ☐ Personal delivery to _____ (Name of person served) on _____ (Date and time)
- ☐ Left with a person of suitable age at the home, _____ (Name), on _____ (Date and time), and mailed a copy on _____ (Date)
- ☐ Posted on the door of the home on _____ (Date and time) and mailed a copy on _____ (Date)
- ☐ Certified or first class mail on _____ (Date), if the law allows service by mail

I declare that the above is true and correct.

_____

Person who served the notice signature

_____

Printed name

_____

Date

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