Many residential tenants in Washington will be facing hardships for coronavirus-related reasons. With the changing state of Washington’s response to the coronavirus outbreak, here is information residential tenants should know right now.

On March 18, 2020, the Governor issued a proclamation temporarily halting most residential evictions until April 17, 2020. Under this proclamation:

- Landlords cannot give tenants any notices related to non-payment of rent;
- Landlords cannot terminate tenancies with a 20-day notice to terminate (or a 60-day notice to terminate for City of Tacoma residents) \textbf{UNLESS} the notice is given to protect the health and safety of the tenant or other individuals;
- Law enforcement is prevented from serving or acting upon orders of eviction that are based only on non-payment of rent.

The Governor’s proclamation does NOT ultimately relieve a tenant from his or her rental responsibility or duties as a tenant but DOES temporarily halt a landlord’s ability to evict a tenant, or even provide late rent notices to tenants, until April 17, 2020.

If in response to the coronavirus outbreak, the State of Washington or individual cities begin enacting rental assistance payment programs to help tenants facing rental hardship because of coronavirus-related impacts, we will try to update this information.

Regardless, all tenants in Washington have rights regarding non-payment of rent that may be used to prevent eviction. Although our office hours are limited because of coronavirus, if you have landlord-tenant questions, use our online intake form to request legal assistance.