

## LEGAL INFORMATION AND OTHER HOUSING RESOURCES

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**Pierce County Law Library , 930 Tacoma Ave. S., 253-798-7494, [www.pclawlibrary.org](http://www.pclawlibrary.org)** -- Internet access, legal information, forms and resources.

**City of Tacoma Landlord-Tenant Program**  
747 Market St., Rm. 836, 253-591-5163,  
[hrrhs@cityoftacoma.org](mailto:hrrhs@cityoftacoma.org), phone, walk-in and written inquiries (including e-mail) from people who live or own property within City of Tacoma limits.

**City of Lakewood Landlord-Tenant Program**  
253-589-2489 information and resources for people who live or own property in the City of Lakewood.

**Office of the Attorney General, 1-800-692-5082**, responds to requests for information about the landlord-tenant law in Washington.

**Tenants Union Hotline, 206-723-0500**, tenants rights and other information

**Fair Housing Center of Washington**  
1517 S. Fawcett, Suite 250, Tacoma WA 98402  
253-274-9523. Complaint investigation, advocacy, education, information and referral on fair housing issues.

**City of Tacoma Human Rights & Human Services, 253-591-5151.** Complaint investigation and resolution, education, information and referral on fair housing issues

**Pierce County Center for Dispute Resolution**  
738 Broadway, Suite 400, Tacoma WA 98402  
253-572-3657, [www.pccdr.org](http://www.pccdr.org) -- Mediation for landlord tenant, property, neighborhood and small claims issues.

**Small Claims Court, Pierce County District Court No. 1, Civil Division, 253-798-6309** -- For claims under \$4,000, mediation required.

**Washington State Attorney General, Mobile Home Division, 1-866-924-6458**, complaint investigation and mediation

## LEGAL ASSISTANCE FOR LOW-INCOME PEOPLE

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**CLEAR hotline, 1-888-201-1014**  
**CLEAR Sr. (over 60), 1-888-387-7111**  
**9:15-12:15 M-F**  
**[www.washingtonlawhelp.org](http://www.washingtonlawhelp.org)**

Legal advice, information, referral and limited services to low-income people with landlord-tenant and other housing problems. If you do not have access to a phone, you may call CLEAR from the lobby of the Access to Civil Justice Center, 715 Tacoma Ave. S., where a computer and a phone are available.

**TACOMA-PIERCE COUNTY HOUSING JUSTICE PROJECT**  
253-572-5134



**621 Tacoma Ave. S., Suite 303**  
**Tacoma WA 98402**

**[www.tacomaprobono.org](http://www.tacomaprobono.org)**

Advice appointments, public information, brief services and referral for representation by volunteer attorneys. Call for information or to make an appointment.

## LANDLORD-TENANT WEBLINKS

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**[www.washingtonlawhelp.org](http://www.washingtonlawhelp.org)**  
**[www.tacomaprobono.org/hjp.html](http://www.tacomaprobono.org/hjp.html)**  
**[www.atg.wa.gov/Landlord-Tenant.aspx](http://www.atg.wa.gov/Landlord-Tenant.aspx)**  
**<http://www.cityoftacoma.org/landlordtenant>**  
**[www.tenantsunion.org](http://www.tenantsunion.org)**

## WHAT IS THE TACOMA-PIERCE COUNTY HOUSING JUSTICE PROJECT?

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*HJP is a collaborative group providing public legal information and access to legal services. Participants include the Tacoma-Pierce County Bar Association Volunteer Legal Services Program, Northwest Justice Project, Pierce County Center for Dispute Resolution, Fair Housing Center of Washington, Office of the Attorney General and City of Tacoma Human Rights & Human Services. HJP legal assistance is provided by volunteer attorneys working through the TPCBA Volunteer Legal Services Program.*

# Pierce County Landlord-Tenant RESOURCE GUIDE 2011

*Legal Assistance  
Information  
Referral*



**Tacoma-Pierce County  
Housing Justice Project**  
**[www.tacomaprobono.org](http://www.tacomaprobono.org)**  
**(253) 572-5134**

## ***Have you received notices from your landlord or a summons & complaint for unlawful detainer (eviction)?***

▶ ***Do not ignore these notices! Do your best to get good legal advice as soon as possible.*** Typical notices include 3-day (if you owe rent), 10-day (for a breach of the rental agreement) or 20-day (***no reason needed***). Receiving a notice does not mean you will be physically evicted in 3, 10 or 20 days.

▶ No matter what kind of notice you have received, ***pay your rent on time*** if you can.

▶ It is illegal for your landlord to lock you out, turn off the utilities or take your possessions. If you are locked out, call your local police, then get legal advice right away.

▶ In order to evict you, your landlord must use a legal process (unlawful detainer or UDA) in which you have a right to respond and appear in court. ***You have time to get advice and take action.***

### ***Do you need a lawyer?***

***We highly recommend it.***

▶ Even if you owe rent, you ***may be able to prevent having an eviction on your record*** -- which will make it more difficult to move -- if you get legal advice as soon as possible.

▶ If you are low-income, a CLEAR or Housing Justice Project attorney can help with all kinds of public housing and private landlord-tenant problems. If you are not low-income, there are many self-help resources available and some legal services (such as CLEAR Sr. if you are over 60) which do not require income eligibility. See the other side of this brochure for a list of resources.



***This resource brochure is for informational purposes only and is not meant to substitute for the advice of an attorney. Last updated 8/2/2011.***

## ***Are you unable to pay the rent?***

▶ Call 211 Monday through Friday, 8-5, to speak to an information and referral specialist who can connect you to rental assistance, counseling, shelter, health care, and much more.

▶ If you have minor children or are currently receiving TANF, you can apply to receive cash assistance from DSHS to help you pay rent. Apply online at [OnlineApp.dshs.wa.gov](http://OnlineApp.dshs.wa.gov), call 253-864-3600, or visit your local DSHS Community Service Center.

▶ Veterans may receive cash assistance through the Pierce County Veterans Bureau (253-798-7449).

▶ You may also be able to get help from relatives, friends, tribes, and/or your house of worship.

▶ If your landlord agrees to accept work instead of rent or a payment plan for past due rent, be sure the agreement is ***in writing***.

▶ ***Rent is your most important expense.*** Be sure your rent is paid before paying other bills.

## ***Are you on a Section 8 voucher or living in public housing?***

▶ Public and subsidized housing evictions have serious consequences but you may also have more legal protection. Call CLEAR at 1-888-201-1014 to receive advice and referral on Section 8 terminations, public housing grievance hearings,

## ***Do you need a disability accommodation, or have you experienced discrimination?***

▶ If you live ***anywhere in Pierce County***, contact the Fair Housing Center of Washington, 253-274-9523.

▶ If you live in the ***City of Tacoma***, contact Human Rights & Human Services at 253-591-5151.

▶ Discrimination based on race, color, religion, sex, national origin, family status, disability, marital status, sexual orientation or military/veteran status are all illegal in Washington.

## ***Do you have a repair, safety or health problem?***

▶ ***If you need repairs***, notify your landlord ***in writing, keep paying your rent***, and call for legal advice if needed.

▶ ***If you are concerned about health code violations*** and you live ***anywhere*** in Pierce County, call the Pierce County Health Department at (253) 798-6440

▶ ***If you live in a mobile home***, call the Washington State Attorney General's Mobile Home Division (1-866-924-6458).

▶ ***If you are concerned about building code violations and live in Pierce County but outside the cities of Tacoma and Lakewood*** call PALS at (253) 798-7210 or Code Enforcement hotline at 798-3737. ***If you live in the City of Tacoma***, call (253) 591-5163. ***If you live in the City of Lakewood***, call Code Enforcement at (253) 512-2261.

▶ Call your local fire department for a quick response to ***wiring and electrical*** problems.

## ***Has your building been condemned?***

▶ If your building has been condemned, you are entitled to receive relocation assistance. Call CLEAR or the Housing Justice Project for more information.

## ***Do you have a problem involving a mobile home?***

▶ Washington State has different laws about mobile homes which in some cases give you more protection if you own your home and rent a space. In addition to the low-income and other resources in this publication, you can call:

▶ ***Washington State Attorney General, Mobile Home Division***, 1-866-924-6458

▶ ***Washington State Office of Manufactured Housing, Landlord-Tenant Ombudsman***, 1-800-964-0852