

# CITY OF ENUMCLAW



## A GUIDE TO LANDLORD/TENANT ISSUES

### RIGHTS OF ALL TENANTS

Renters who are not covered by the Landlord Tenant Act do have the following basic rights under other state laws:

- ✓ Right to a livable dwelling
- ✓ Protection from unlawful discrimination
- ✓ Right to hold the landlord liable for damage caused by the landlord's negligence
- ✓ Protection against lockouts and seizure of personal property by the landlord

*Provided as a service for the City of Enumclaw as a Resource Tool for Tenants. Material is based on information from the Washington State Attorney General's Office to give general information about the State's Residential Landlord-Tenant Act (RCW 59.18).*

This is a lengthy and complicated law which continues to be interpreted by the courts.

Contacting an attorney when dealing with your specific landlord-tenant question is highly recommended.

Renters of a space in a mobile home park are generally not covered by the Residential Landlord-Tenant Act. They are usually covered by the state's Mobile Home Landlord-Tenant Act (RCW 59.20). However, renters of both a space and a mobile home are usually covered by the Residential Landlord-Tenant Act.

### Disclaimer

*The city of Enumclaw makes no representation or warranties as to the truth, accuracy or completeness of any statements, information or materials concerning the information that may be contained in this brochure. Referrals to external resources do not constitute endorsements by the City of Enumclaw. In no event will the City of Enumclaw be liable for any direct, indirect, punitive, special, incidental, or consequential damages, however they may arise and even if the City of Enumclaw has been advised of the possibility of such damages. This information is only provided as a resource tool for tenants.*

### Landlord's Responsibilities

*Under the Landlord-Tenant Act, the landlord must:*

- ✓ Maintain the dwelling so it does not violate state and local codes in ways which endanger the tenant's health and safety.
- ✓ Maintain structural components, such as roofs, floors, and chimneys, in reasonably good repair.
- ✓ Maintain the dwelling in reasonably weather-tight condition.
- ✓ Provide reasonably adequate locks and keys.
- ✓ Provide the necessary facilities to supply heat, electricity, and hot and cold water.
- ✓ To provide garbage cans and arrange for removal of garbage, except in single-family dwellings.
- ✓ Keep common areas, such as lobbies, stairways, and halls, reasonably clean and free from hazards.
- ✓ Control pests before the tenant moves in. The landlord must continue to control infestations except in single-family dwellings, or when the infestation was caused by the tenant.
- ✓ Make repairs to keep the unit in the same condition as when the tenant moved in (except for normal wear and tear).
- ✓ Keep electrical, plumbing, and heating systems in good repair, and maintain any appliances provided with the rental.
- ✓ Inform the tenant of the name and address of the landlord or landlord's agent.
- ✓ Provide smoke detectors, and ensure they work properly when a new tenant moves in. (Tenants are responsible for maintaining detectors).  
Important Note: A landlord is not responsible for the cost of correcting problems caused by the tenant.

## Tenant's Responsibilities

*Under the Landlord-Tenant Act, a tenant is required to:*

- ✓ Pay rent, and any utilities agreed upon.
- ✓ Comply with any requirements of city, county, or state regulations.
- ✓ Keep the rental unit clean and sanitary.
- ✓ Dispose of garbage properly.
- ✓ Pay for fumigation of infestations caused by the tenant.
- ✓ Properly operate plumbing, electrical, and heating systems.
- ✓ Not intentionally or carelessly damage the dwelling.
- ✓ Not engage in or allow any gang-related activity.
- ✓ Not permit "waste" (substantial damage to the property) or "nuisance" (substantial interference with other tenants' use of their property).
- ✓ Maintain smoke detector device, including replacement of batteries.
- ✓ When moving out, restore the dwelling to the same condition as when the tenant moved in, except for normal wear and tear.

After giving notice, the tenant must wait the required time for the landlord to begin the process of making repairs. "Begin the process" does not necessarily mean complete the process. Those required waiting times are:

- ✓ Twenty-four hours for no hot or cold water, heat, or electricity, or for a condition that is imminently hazardous to life.
- ✓ Seventy-two hours for repair of refrigerator, range, and oven, or a major plumbing fixture supplied by landlord.
- ✓ Ten days for all other repairs.

The burden is on the landlord to see that repairs are completed promptly.

## Tenant's Options:

If the landlord has not made any attempt to start the repairs in the appropriate timeframe, contact the Tenants Union Hotline at (206) 723-0500 for the most complete information on how to proceed.

## CITY OF ENUMCLAW - CODE COMPLIANCE

Information, help, questions, inquiries? Phone (360) 825-3593 (24 Hour Message Phone)

Visit: [www.cityofenumclaw.net](http://www.cityofenumclaw.net)

Contact the City of Enumclaw to report violations of Enumclaw Municipal Code including:

- ✓ Accumulation of garbage, trash, and litter
- ✓ Unlicensed and inoperative junk vehicles stored on private property or Street
- ✓ Construction or grading without a permit
- ✓ Illegal operation of a business in a residential zone
- ✓ Vacant buildings open to unauthorized entry
- ✓ Tree branches hanging lower than 8 Feet over a sidewalk or 14 feet above the street
- ✓ Excessive growth of weeds

## CITY OF ENUMCLAW - POLICE DEPARTMENT EMERGENCY 911

If you have an emergency in the Enumclaw area, please call 911. To reach the Enumclaw Police Department for non-emergencies, please call (360) 825-3505 or fax (360) 825-0184. The Enumclaw Police Station is located at 1705 Wells Street, on the corner of Wells Street and Myrtle Avenue. The office is open 24 hours and has a Citizen's Auxiliary organization. Concealed weapons permits are available through the Police Department, as is information on bicycle registration.

[www.cityofenumclaw.net](http://www.cityofenumclaw.net)

## King County Fire District 28

If you have an emergency in the Enumclaw area, please call 911. To reach the King County Fire District #28 for non-emergencies, please call (360) 825-5544 or fax (360) 825-9442. The Fire Station is located at 1330 Wells Street, on the corner of Wells Street and Stevenson Avenue. Office hours are from 7:00 am to 4:00 pm Monday through Friday.

## Health-Related Concerns

Contact your landlord FIRST if you have health concerns with your rental unit. The following is a general guide for whom to call if you need more information regarding health issues.

### My rental has a problem with rats.

To file a complaint with the King County Health Department call (206) 263-9566

### I am concerned about the septic tank.

Call Public Health Environmental Health Services (206) 477-8050

### I am concerned about sewage problems.

Call Public Health Environmental Health Services (206) 477-8050 or Call the City of Enumclaw (360) 825-3593

### I need information on asbestos.

Call Puget Sound Clean Air Agency (206) 343-8800

### I need information on hazardous waste.

Call King County Health Department Household Hazards Line (206) 296-4692

### I have questions about mold, mildew, or other indoor air quality problems.

Call Puget Sound Clean Air Agency (206) 343-8800

### I have questions about lead or lead-based paint.

Call National Lead Information Center (800) 424-5323 Visit their Web Site at [www.epa.gov](http://www.epa.gov) or call EPA Public Resource Center (206) 553-1200

## Resources

The following is a list of resources not associated with the City of Enumclaw who provide information or assistance regarding landlord/tenant issues.

### **Tenants Union**

Hotline (206) 723-0500 Hours/Days: 10:00 am – 12:30 pm, & 1:30 pm – 4:00 pm (Mon-Wed). TDD: (206) 723-0523

5425 Rainier Ave S Ste B, Seattle, WA 98118

Web Address: <http://www.tenantsunion.org>

Maintains telephone line and walk-in service to provide information on landlord/tenant laws for tenants with immediate housing problems. Assists in organizing groups of tenants to bring about landlord

compliance with the Landlord-Tenant Act and existing housing codes. Provides community information on tenant issues and advocates for tenants' rights. Does not provide legal counsel but does provide referrals to appropriate counsel.

Hours/Days: Office:

Mon and Tues 1:30 pm - 4:00 pm.

Eligibility: Income at or below 80% of the median income. How to Apply: Call or walk-in. Consultations in Spanish is also available by appointment.

2022 HUD Income Guidelines	
Family size	80% Median
1	\$66,750
2	\$76,250
3	\$85,800
4	\$95,300

### **Washington State Attorney General's Office**

Consumer Protection Division (800) 551-4636

Fifth Avenue, Suite 2000 Seattle, WA 98104

Web Address: [www.atg.wa.gov](http://www.atg.wa.gov)

Hours/Days: 24 hours daily

Eligibility: Statewide. Information relates to Washington State.

How to Apply: Call

### **Washington State Bar Association**

(206) 443-9722

2101 Fourth Ave., Fourth Floor, Seattle, WA 98121-2330

Web Address: <http://www.wsba.org>

Legal directory and resources.

### **Volunteer Legal Services Lawyer Referral**

(206) 267-7010

TTY (206) 623-2766

King County Bar Association Community Legal Services Program

Web Address: [www.kcba.org](http://www.kcba.org)

OR email your questions to: [LRS@kcba.org](mailto:LRS@kcba.org)

Refers low-income people with civil legal problems (including housing issues) to volunteer attorneys. All attorneys are in good standing with the Washington State Bar Association and are required to carry Errors and Omissions Insurance.

Hours/Days: 8 am – 5 pm (M – F)

### **Neighborhood Legal Clinics**

*King County Bar Association Community Legal Services Program (206) 267-7070*

*Web Address: <http://www.kcba.org>*

The 22 Neighborhood Legal Clinics offer the public a free half-hour consultation with an attorney. These clinics address a wide variety of general civil legal topics including landlord/tenant issues. Attorneys determine whether the client has a legal problem, suggest possible options, and provide appropriate sources for referral. However, attorneys do not represent clients in court or draft legal documents. All King County residents are eligible regardless of income.

*Hours/Days: The hours of the clinics vary.*

*How to Apply: To schedule an appointment, call from 9 am to Noon - Monday - Thursday.*

Phone consultations may be available for seniors without the ability to travel to appointments.

### **Catholic Community Services Tenant Law Center**

*(206) 324-6890*

*Web Address: [www.ccsww.org](http://www.ccsww.org)*

Legal services are provided for low-income people throughout Seattle/King County. Handles landlord/tenant problems including eviction/repair problems, deposit loss/subsidy termination/lockouts and other issues related to rental housing. The program uses volunteer and staff attorneys. *Hours/Days: 9 am-Noon & 2 pm – 5 pm (M – F)*

*How to Apply: Call for appointment.*

*Eligibility: Clients must be low income.*

*Call to determine eligibility.*

### **Washington Law Help**

Online only – Provides self-help information for renter, including detailed packets on repairs, deposits, small claims court and the eviction process.

<http://washingtonlawhelp.org/issues/housing>

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### **King County Dispute Resolution Center**

*Conflict Resolution - Hotline (206) 443-9603*

*4649 Sunnyside Ave. N, Suite 520 Seattle, WA. 98103*

*Email: [drcinfo@kcdrc.org](mailto:drcinfo@kcdrc.org)*

*Web Address: <http://www.kcdrc.org>*

Services include problem solving, conciliation, and mediation. Types of problems the center will handle include, Neighborhood problems (noise, pets, and other nuisances), landlord/tenant issues (deposits, repairs, damages, etc.). Types of problems the center will not handle include: any problem requiring legal assistance, problems involving violence of any kind, or problems in which one of the parties chooses not to participate.

*Hours/Days: 9:00 am – 5:00 pm (M - F)*

*How to Apply: Complete form online. Email or call if you have any questions.*

### **Mobile Homeowners of America, Inc.**

*Consumer Assistance Program (360) 373-2436*

*P.O. Box 781 Auburn, WA 98071*

Mobile/Manufactured Housing advocates. Assist tenants in dealing with problems with park owners – lobby Olympia for fair treatment under the Washington State RCW 59.20 and enforcement of the laws. *Hours/Days: 9 am – 3:30 pm (M – F)*

### **Solid Ground Tenant Counseling & Education**

*Landlord/Tenant Hotline (206) 694-6767*

*Hours/Days: 10:30 am – 4:30 pm (M, TH), 10:30 am – 1:30 pm (Wed).*

*1501 N. 45th St., Seattle, WA 98103*

*Web Address: <http://www.solid-ground.org>*

Informs clients about the rights and responsibilities of landlords and tenants provided under the State of Washington's Landlord/Tenant Act. Provides advocacy and referral for tenants facing eviction. Mediates between landlords and tenants on eviction, repair, and deposit disputes, as well as provides information for tenants on retrieving deposits through small claims court. *Hours/Days: Office: 8:30 am – 5 pm (M-F) (206) 694-6700.*

*Email: [info@solid-ground.org](mailto:info@solid-ground.org)*

*Eligibility: Services are targeted to households at or below 80% of the median income level.*

*How to Apply: Call or walk-in.*