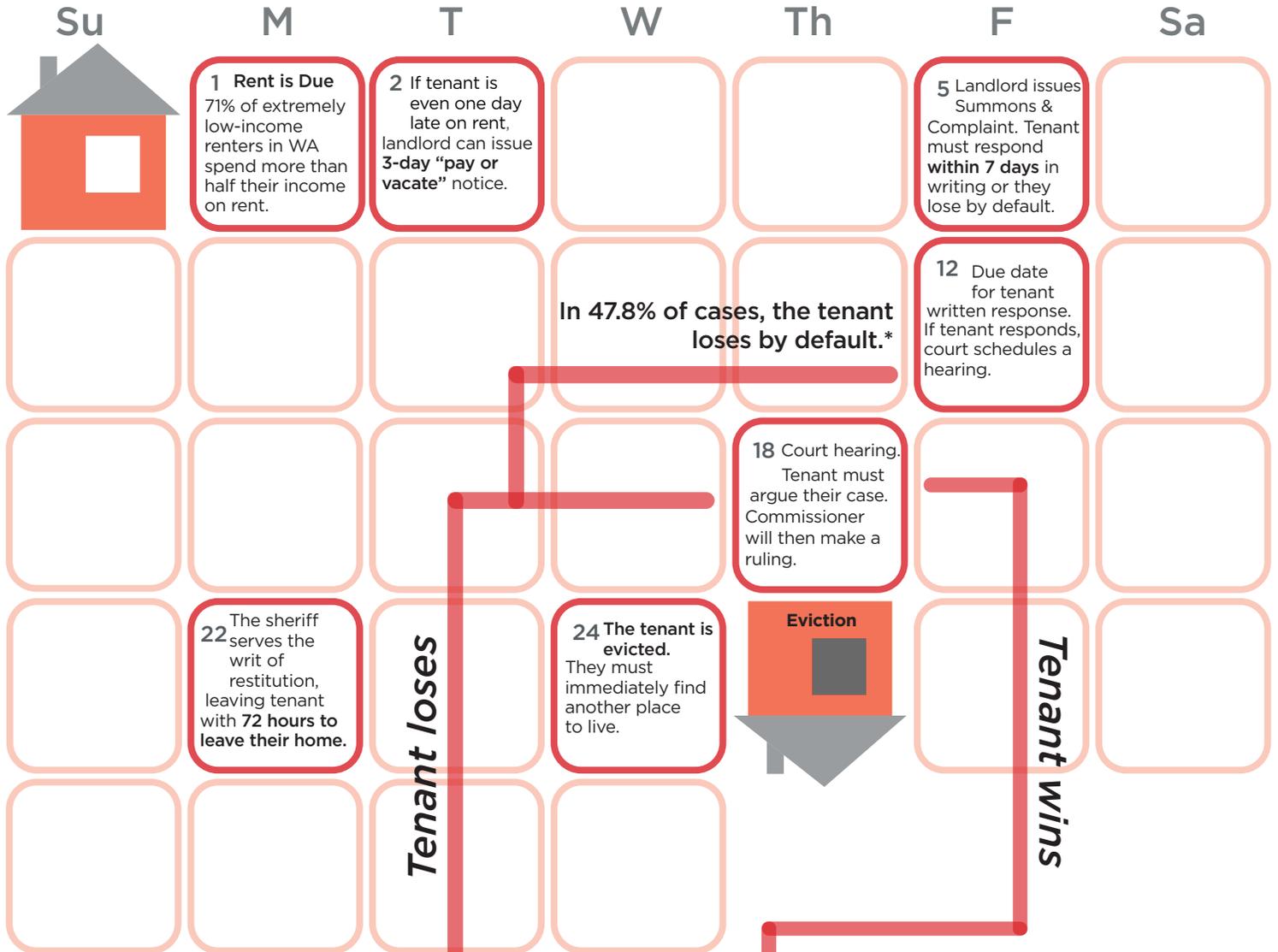




WASHINGTON LOW INCOME  
**Housing Alliance**

# How to Lose Your Home in Under a Month

*The Eviction Process in Washington State*



When the judge issues a "writ of restitution" they also determine how much money the tenant owes, including back rent, attorney fees, late fees, and court fees. This can be in the **thousands of dollars**, even if the original arrears were just a fraction of it.

**Immediate Impact on Tenant: 3 D's**

**Displacement, Debt, Denial of Housing**

Tenant wins and is allowed to stay in their home.

Even if tenant is not evicted, **the eviction record can show up on future tenant screenings** unless the tenant gets an order of limited dissemination.

**Consequences**

- In today's rental markets, evicted tenants are pushed into homelessness. In seven WA counties with highest counts of homelessness, **eviction was reported as a top cause.**
- People of color are **disproportionately affected.** In Seattle, black tenants are 4.5 times more likely to be evicted than white tenants.

## The Current Eviction Process Unfairly Favors Landlords

Prepared for WLIHA using information they provided, by Seattle University's Project on Family Homelessness.

\*This data is currently only available for Seattle. Efforts are underway to analyze evictions data in jurisdictions across the state.