How Secure Is Your Housing If You Don’t Have a Lease?

No-Cause Terminations in Washington State

If a tenant is renting month-to-month, a landlord can issue a **20-day notice** requiring the tenant to leave. The landlord does not even need to specify a reason.

Is there a reason to believe that the landlord is discriminating or retaliating against a tenant for asserting their rights?

**Yes:** Landlord discrimination and retaliation are illegal, so the tenant should keep close documentation and seek legal counsel immediately. However, both are very difficult to prove, and tenants must often move out anyway. **No-cause terminations, in effect, make discrimination legal for landlords.**

**No:** There is no legal protection for tenant to stay in their home. So, they must find a new home in just 20 days.

- If tenant is able to find an affordable home, they have **overcome significant odds.**
  - In fact, their rent will likely increase as a result of moving.
  - For every 100 households that are extremely low-income (30% AMI), there are only **28 affordable units.**
  - 71% of extremely low income renters in Washington spend more than half their income on rent.
  - **Apartment searching is expensive,** with application fees of $40 or more, in addition to the deposit and other fees.
  - Moving may **uproot the tenant’s children from their school,** isolate them from their networks, and increase their transportation costs.

We Must End No-Cause Terminations in Washington State

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