

# Respond to an ejectment lawsuit

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If you get served with a **Summons and Complaint for Ejectment,** your landlord or property owner has started a lawsuit to remove (eject) you from the property. If you don't respond in writing by the deadline in the Summons, you could lose automatically. Read this for help responding quickly in two types of situations: (1) you're a tenant who pays rent to live at the property, or (2) you have permission to live there and you don't pay rent money.

#### 1. Fast facts

In Washington state, there are 2 different procedures for removing a tenant from a landlord's property. One is an **eviction** (**unlawful detainer action**), and the other is an **ejectment**. The type of procedure the landlord or property owner should use depends on your relationship to them.

- An eviction is a special type of court case designed to move quickly to decide limited questions: who has the right to control or possess the rental property and if the tenant owes any rent or other money. The eviction court judge can only review certain types of tenancies: <a href="residential">residential</a> (<a href="https://app.leg.wa.gov/rcw/default.aspx?cite=59.18">https://app.leg.wa.gov/rcw/default.aspx?cite=59.18</a>), <a href="mailto:mobile home park">mobile home park</a> (<a href="https://app.leg.wa.gov/rcw/default.aspx?cite=59.20">https://app.leg.wa.gov/rcw/default.aspx?cite=59.20</a>), and <a href="mailto:other orgoing-tenancy">other orgoing-tenancy</a> (<a href="https://app.leg.wa.gov/RCW/default.aspx?cite=59.12.030">https://app.leg.wa.gov/RCW/default.aspx?cite=59.12.030</a>). The eviction process is generally much faster than other types of court cases.
- A judge in an ejectment case can make more decisions
   (https://app.leg.wa.gov/RCW/default.aspx?cite=7.28) about getting back real property (land or buildings). The judge can decide who has the legal right to possession or ownership and more, including counterclaims and damages. The process is generally slower than an eviction lawsuit.



If you've received a **Summons and Complaint for Ejectment**, your landlord or property owner has started an ejectment lawsuit to get court permission to remove (**eject**) you. You must respond in writing right away, even if the court papers don't have a case number. If you don't, you could lose automatically. This guide will help you respond quickly.

An ejectment lawsuit can also be called a **Quiet Title Action.** Look at the relief requested towards the end of the Complaint to see what the landlord or property owner is asking the court to do. If you see the words **writ of ejectment** or **writ of restitution**, they're asking permission to remove you from the property.

## 2. If you pay rent

If you pay rent money to your landlord, your landlord must provide a good (legal) reason to end your tenancy. The same is true for a mobile park owner where you pay money to rent lot space (land). If the landlord doesn't follow the law, such as providing the required written notice, this is a good (legal) reason to ask the court to end or cancel (to dismiss) the lawsuit.

Low-income tenants served with eviction lawsuits may <u>qualify for a free lawyer to</u> <u>represent them in court</u>. But some landlords choose to file an ejectment lawsuit, where there's no right to counsel for tenants. If you can't afford to pay for a lawyer, you must represent yourself in an ejectment lawsuit.

You might not qualify for a free lawyer but still qualify for <u>free legal</u> advice.

If you've received a **Summons for Ejectment**, you must respond to the lawsuit in writing. Anything you want the judge to consider must be submitted (filed) with the court clerk in writing and <u>served on</u> the landlord or their lawyer. If you don't respond, you could lose automatically (<u>by default</u>). The court won't accept the reason that you didn't know how to respond as a defense to default.



### 3. If you don't pay rent

If you have <u>permission to live in a place but **don't** pay money for rent</u>, you may be a **tenant at will**. ()The property owner or landlord can end your tenancy at any time if they give you **reasonable notice** to move out. A Washington appellate court decided this in *Najewitz v. City of Seattle*, 21 Wn.2d 656, 152 P.2d 722 (1944).

The law doesn't say what's considered a "reasonable" amount of time. You may try to ask for more time (an extension) based on hardship or disabilities, but the property owner doesn't have to give you more time.

If you don't move out by the time you were told to leave, the property owner can only remove you with a signed court order called a **writ of ejectment**. It's illegal for property owners to lock you out or shut off your utilities without a court order. A Washington appellate court decided this in *Gray v. Pierce Cnty. Hous. Auth., 123 Wn. App, 744, 97 P.3d 26 (2004)*.

If you've received reasonable notice, you should move out immediately to avoid more financial responsibility. Property owners may ask the court to award them court costs, attorneys' fees, and sometimes back rent from when you lived in the property without paying money for rent.

If you've received a Summons for Ejectment, you must <u>respond to the lawsuit in writing</u>, even if there's **no case number**. If you don't, the **property owner wins by default**. You won't get notice of a default judgment against you if you haven't at least filed a Notice of Appearance.

Once the owner gets a judgment against you, the owner may be able to <u>take</u> money from your bank account or paycheck, or take some of your property to pay the judgment.

**Moving won't stop the ejectment lawsuit**. You must notify the person who filed the lawsuit (the Plaintiff) in writing that you've moved.



Keep proof that you gave them this notice.

The Plaintiff may have asked the court to award them money (damages) in addition to ordering you to leave. The Plaintiff can still go ahead with the lawsuit even though you've already moved out. You can try to talk to the Plaintiff or their lawyer to see if they'll agree to dismiss the lawsuit. If they won't, you must file a motion asking that the lawsuit be dismissed.

## 4. Legal defenses

You can bring up good (legal) reasons in your written response (called an **Answer**) to ask the court to dismiss the lawsuit. These are called **defenses**.

If you don't have any defenses, you'll lose the lawsuit. You may try to resolve (settle) the lawsuit with the property owner or their lawyer by moving out as soon as possible.

Here are some common possible defenses for tenants at will:

- **No notice:** The property owner never gave you any notice verbally or in writing to leave.
- The ejectment lawsuit wasn't properly started: The Plaintiff made mistakes in the steps taken to start the lawsuit. These are called procedural errors.
- The owner starts the lawsuit before the notice period expires. You have proof that you were given a later date to move out.

**Example:** The owner told you to move out by June 30. You're working to move out. But the owner filed the lawsuit on June 15, before your deadline to vacate.

• You weren't properly served. To start a lawsuit, an adult age 18 or older who isn't the Plaintiff must hand the court papers to you or someone of suitable age living with you. If you're not home, the Plaintiff must follow legal



rules to serve you differently.

**Example 1**: A process server handed the Summons and Complaint to a friend visiting your home. Your friend doesn't live with you.

**Example 2:** A process server handed the court papers to your 10-year-old child. A 10-year-old isn't a person of suitable age.

**Example 3**: The property owner handed you the court papers. The property owner is the Plaintiff and isn't allowed to personally serve you to start the case.

• You weren't given enough time to respond to the lawsuit under Washington's Civil Rules. Generally, you have 20 days to respond after being served with the Summons and Complaint (https://www.courts.wa.gov/court\_rules/pdf/CR/SUP\_CR\_04\_00\_00.pdf). You have 60 days to respond (https://www.courts.wa.gov/court\_rules/pdf/CR/SUP\_CR\_12\_00\_00.pdf) if you were served by publication, out of state, or while you're in a jail, detention, or prison facility. It's a defense if you were properly served but not given enough time to respond. But the landlord or owner may be able to fix the mistake and restart or continue the lawsuit.

**Example**: You were handed the Summons and Complaint in Washington state by a process server. The Summons tells you to respond by a certain date, which is only 7 days after service.

 Lack of standing: To sue someone in court, you must have standing, which means the law gives you the right to sue. You might have the defense that the Plaintiff doesn't have standing to remove you from the property. Here are some common examples of lack of standing:

**Example 1:** You're a live-in caregiver for a relative. You aren't required to pay rent. Your relative just passed away, and their children are



suing to eject (remove) you from the home. There was no will, and no one's been appointed by the court to represent your relative's estate yet. None of the children have title to the home. The children lack standing to eject you because they don't own the home and no one's legally appointed to manage the estate's affairs.

**Example 2**: You and the Plaintiff are married and bought the property together during your marriage. Your spouse had better credit, so the mortgage is in their name. You've separated and are working on a divorce, but haven't gotten any court decisions yet. Since the home is community property you got during your marriage, you have an ownership interest in it even if your name's not on the title. The Plaintiff can't ask the court to eject you.

**Example 3:** You and the Plaintiff were in a long-term relationship for 20 years but never married. Everyone treats you like a married couple. Early in your relationship, Plaintiff bought a house. You're not on the title, but you made mortgage payments during your relationship. You've recently split up, and Plaintiff has asked you to leave. It may be a defense to ejectment that you have an ownership interest in the property because you were in a "marriage-like" relationship. You may need to file a separate lawsuit to claim your right to a fair share of the value of your contributions to the home. This process is complicated. Try to talk to a lawyer.

Not given a reasonable amount of time to vacate: You may not agree
with how much time the property owner gave you to move out. The judge
may decide how much time is reasonable on a case-by-case basis. A judge
may consider factors such as how long you've lived in the home, health
issues, disabilities, and so on. Generally, this is a weaker defense.

### 5. Respond

If you've been served a Summons and Complaint to an ejectment lawsuit, **you must respond in writing**. If you don't respond by the deadline, the court will give the other party everything they've asked for in their court papers with no input from you (called a default judgment). It's very hard to undo a default.



#### Follow these steps:

- Check your deadline! It's usually 20 days from the date a server hands the
  papers to you or someone in your home. Read the Summons carefully for
  the deadline.
- 2. Fill out the forms in the last chapter of this guide:
  - Notice of Appearance
  - o Answer and Affirmative Defenses to Ejectment.
- 3. **Make copies.** You need your original plus **3 copies** of each completed form including proposed orders:
  - 1 for yourself
  - 1 for the other party or their lawyer, if they have one)
  - 1 for the judge as a working copy (if those are required in your county)

Organize the copies in sets, so there's one set for each person who needs a copy. Put each set of papers into an envelope addressed to each party, with your return address. You'll use these sets for service.

4. **Serve a copy** on the other party. If the other party has a lawyer, serve the lawyer.

You can serve by **hand delivery** or **first class mail**. Sometimes you can serve by **email** or **fax**, but only if the other party has put in writing that they agree to accept legal papers for this case in that way.

**For hand delivery**, the other party (or lawyer) must receive their copy by the deadline. Ask them or their office staff to date-stamp your copy. Hand delivery means one of these:

- Handing it to the other party (or their lawyer)
- Leaving it at their office with their clerk or other person in charge of the office
- If no one is in charge, leaving it in a place in the office where someone can easily find it (example: on top of the front desk)



 If the office is closed or the person has no office, leaving it at their home with an adult who lives there

If you mail, you must mail your papers more than 3 days before your deadline.

- When counting, don't count the day of mailing, weekends, or court holidays (example: if you mail something on a Monday, it counts as served on Thursday)
- If the third day is on a weekend or holiday, it isn't "served" until the next court day

If you send your papers by regular first-class mail, you can have an extra copy sent by certified mail, return receipt requested, for extra proof of mailing. Attach a copy of the tracking information or signed return receipt card to your proof of service.

**If you email,** keep a copy of the email you sent and any reply from the other party that shows they received it.

**If you fax**, keep the transmission confirmation page that shows it was delivered.

5. **File the originals with the Superior Court Clerk.** (If the case hasn't yet been filed, skip this step.)

You can be served with a lawsuit before the case is filed in court. Look for a case number on the papers you received. It should be on the top right of the first page. If there's a case number, the case has been filed. If you don't see a case number, it may not be filed yet. You can call the court clerk to check.

**To file in person:** Take your completed papers to the court clerk and file the originals. Have your copies date-stamped to prove when they were filed. Keep your copies.

**To file by mail:** mail the court clerk 2 copies with a postage-paid return envelope addressed to you. Mail early so the court receives it by the



deadline!

Some courts let you file papers online (e-file). Check your court clerk's website for instructions.

- 6. Try to talk to a lawyer.
- 7. Go to any scheduled hearing or trial. After you file your Notice of Appearance and Answer, the Plaintiff should schedule another hearing to ask the court to decide the case. If there are no disagreements about why the Plaintiff has the legal right to get back control of their property (possession), the Plaintiff may schedule a Summary Judgment hearing.

If there are disagreements (issues of material fact), the Plaintiff should schedule the case for a **trial**.

Bring your documents with you to any hearings. Your court hearing may be by phone or online. The court papers should list the location or call-in information. Call the court if you're unsure.

If your hearing is online, follow these <u>tips for phone and video</u> <u>hearings</u>.

**Need an interpreter?** You have the right to interpreter services in court at no cost to you. Each court should have a contact person for interpreter requests. As soon as you find out about a court date, contact the court to ask for an interpreter.

## 6. Strike Show Cause hearing

Some landlords or their attorneys may <u>schedule a "Show Cause Hearing"</u> (https://app.leg.wa.gov/rcw/default.aspx?cite=59.18.370) in the lawsuit to ask the



court to quickly decide if the landlord can remove (eject) you. **This is a legal error** and you can object to it! Show Cause Hearings are only available in eviction lawsuits (unlawful detainer actions), **not** ejectment lawsuits.

If you got notice about a "Show Cause Hearing," with or without an Order to Show Cause, you can file a **Motion to Strike** asking that the Show Cause Hearing be canceled because the court has no authority to hold this type of hearing in ejectments.

If the judge agrees to strike the hearing, you may have more time to try to work out a solution with the Plaintiff (agreed settlement) and/or move out before the correct type of hearing is scheduled.

The process can be complicated. Try to talk to a lawyer.

If you decide to file a **Motion to Strike** on your own, follow these steps:

 Contact the Superior Court Clerk's office. Ask if they have special (local) forms you must use to schedule a hearing. If so, use those forms instead of ours.

Tell them you're going to file a **Motion to Strike a Show Cause Hearing**. Ask when you can schedule a hearing on your motion **before** the Show Cause Hearing, and for help with other details on the Notice of Hearing form. You can also wait to fill this part out until you go to court to file your papers.

If you can't schedule it before the Show Cause, schedule it to be heard at the **same day and time** as the Show Cause. At the Show Cause Hearing, ask the judge to consider your Motion to Stike first.

#### 2. Fill out these forms:

- Motion to Strike Show Cause Hearing (NJP Housing 668)
- Order on Motion to Strike Show Cause Hearing (NJP Housing 669)
- Notice of Hearing (NJP General 008) (or use a local form for this)



- 3. **Make copies.** You need your original plus **3 copies** of each completed form including proposed orders:
  - 1 for yourself
  - 1 for the other party or their lawyer, if they have one)
  - 1 for the judge as a working copy (if those are required in your county)

Organize the copies in sets, so there's one set for each person who needs a copy. Put each set of papers into an envelope addressed to each party, with your return address. You'll use these sets for service.

4. **File the originals** with the Superior Court Clerk. Give the clerk the originals of all your forms for filing **except** you should ask the clerk what to do with the originals of any proposed orders. Follow the clerk's instructions.

Ask the clerk to stamp your copies to show the date you filed the originals. Take the stamped copies back from the clerk. The clerk keeps the original.

Deliver working copies to the judge, if required in your county.

5. **Serve the other party** with copies of everything you filed, and any proposed orders.

You can do this yourself or have someone else do it for you. You can always serve by hand delivery or mail. You can serve by email or fax only if the other party (or their lawyer) says they accept service that way in their papers, or if your court's local rules allow it.

For hand delivery, the other party (or lawyer) must receive their copy by the deadline. Ask them or their office staff to date-stamp your copy.

For mailing, you must put the copies in the mail at least **3 days before** the deadline. Ask the Post Office for tracking or delivery confirmation.

You (or your server) must fill out and sign the <u>Proof of Mailing or Hand Delivery</u>. Make 1 copy.

File the original Proof of Mailing or Hand Delivery with the Superior Court Clerk. Bring your copy to the hearing.



- Confirm your hearing, if needed. In some counties, you must contact the clerk's office to confirm that you want your hearing to happen on the day it is scheduled. If you don't confirm by the deadline, your hearing will be canceled. Ask the court clerk for instructions.
- 7. **Go to your hearing.** Ask the judge to sign your proposed order striking the show cause hearing.

### 7. Dismiss

If the Plaintiff didn't follow the law or the required steps to start the lawsuit, or you've <u>identified a good (legal) defense</u> to dismiss the lawsuit, you can file a motion asking the court to dismiss the lawsuit without prejudice. This process can be complicated. Try to talk to a lawyer.

"Without prejudice" means the Plaintiff can start the lawsuit again in court if the mistakes are corrected.

If the court approves your motion to dismiss the ejectment lawsuit, you may also ask the court to sign an <u>Order to Limit Dissemination</u>. Ejectment lawsuits may have a negative effect on your tenant screening reports. Read more about how to stop an eviction or ejectment from showing up on tenant screening reports.

If you decide to file a **Motion to Dismiss** on your own, follow these steps:

 Contact the Superior Court Clerk's office. Ask if they have special (local) forms you must use to schedule a hearing. If so, use those forms instead of ours.

Tell them you're going to file a **Motion to Dismiss**. Ask when you can schedule a hearing on your motion and for help with other details on the Notice of Hearing form. You can also wait to fill this part out until you go to court to file your papers.



#### 2. Fill out these forms:

- Motion to Dismiss Ejectment (NJP Housing 666)
- Order on Motion to Dismiss Ejectment (NJP Housing 667)
- o Notice of Hearing (NJP General 008) (or use a local form for this)
- 3. **Make copies.** You need your original plus **3 copies** of each completed form including proposed orders:
  - 1 for yourself
  - 1 for the other party or their lawyer, if they have one)
  - 1 for the judge as a working copy (if those are required in your county)

Organize the copies in sets, so there's one set for each person who needs a copy. Put each set of papers into an envelope addressed to each party, with your return address. You'll use these sets for service.

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Ask the clerk to stamp your copies to show the date you filed the originals. Take the stamped copies back from the clerk. The clerk keeps the original.

Deliver working copies to the judge, if required in your county.

5. **Serve the other party** with copies of everything you filed, and any proposed orders.

You can do this yourself or have someone else do it for you. You can always serve by hand delivery or mail. You can serve by email or fax only if the other party (or their lawyer) says they accept service that way in their papers, or if your court's local rules allow it.

For hand delivery, the other party (or lawyer) must receive their copy by the deadline. Ask them or their office staff to date-stamp your copy.

For mailing, you must put the copies in the mail at least **3 days before** the deadline. Ask the Post Office for tracking or delivery confirmation.



You (or your server) must fill out and sign the <u>Proof of Mailing or Hand</u> Delivery. Make 1 copy.

File the original Proof of Mailing or Hand Delivery with the Superior Court Clerk. Bring your copy to the hearing.

- 6. Confirm your hearing, if needed. In some counties, you must contact the clerk's office to confirm that you want your hearing to happen on the day it is scheduled. If you don't confirm by the deadline, your hearing will be canceled. Ask the court clerk for instructions.
- 7. **Go to your hearing.** Ask the judge to sign your proposed order dismissing the ejectment case.

If the court approves your motion to dismiss the ejectment lawsuit, you may also ask the court to sign an <u>Order to Limit Dissemination</u>. This order stops tenant screening companies from showing an ejectment record when you apply for housing.

### 8. Forms

Use these forms to <u>respond to an ejectment lawsuit</u>. You may need other forms to strike a show cause hearing or ask the court to dismiss the case.

Form attached: Notice of Appearance (general civil) (NJP General 005)
Form attached: Answer and Affirmative Defenses to Ejectment (NJP Housing 665)
Form attached:  Declaration of (name): (general civil) (NJP General 010)
Follow the general rules to format and fill out court documents.



### Tips for filling out Notice of Appearance (NJP General 005)

The Notice of Appearance simply tells the Plaintiff (person starting the lawsuit) and the court you want to defend yourself in the case and you want to get notice if anything else happens in the case.

You must file and serve your NOA on time even if you don't have legal help.

#### **Tips for filling out Answer (NJP Housing 665)**

In the Complaint, the landlord or property owner makes statements about you and claims good (legal) reasons to end your tenancy. The landlord or owner saying things about you in the complaint doesn't make them true.

Your Answer is your chance to tell the court which of the landlord or owner's statements are true (should be **admitted**); which aren't true (should be **denied**); and which statements you don't know or understand, or can't remember if it's true (should be **denied for lack of knowledge or information**).

You can attach any proof (evidence) you have that will help convince the judge that your statements are true or more believable (credible). You may attach <u>a statement signed under penalty of perjury by yourself and/or other witnesses, called a **Declaration**. You may have photos, screenshots, emails, texts that prove why the statements in the Complaint aren't true.</u>

<u>WashingtonLawHelp.org</u> gives general information. It is not legal advice. Find organizations that provide free legal help on our <u>Get legal help</u> page.

	Superior Court of Was	hington, County of		
Petit	ioner / Plaintiff:	No		
And -	Respondent / Defendant:	Notice of Appear	No Notice of Appearance (No mandatory form)	
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	etitioner / Plaintiff or their Attorn o the Superior Court Clerk	ney ( <i>name</i> ):		
1.	Appearance. My name is: to appear in this case. I must papers filed in this case.	be notified of any court hearin	I am fings and receive	ling this notice copies of any
	I agree to accept legal papers	for this case at the following	address/es:	
	Street or mailing address	city	state	zip
	□ Email (optional):			
2.	<b>Proof of service.</b> I declare: o a copy of this Notice of Appea above by (check all that apply	rance to the Petitioner / Plair		
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Revise	ed 10/2024	Notice of Appearance	Washingto	nLaw <b>Help</b> .org

Superior Court of Washingto	n, County of	
Plaintiff/s (landlord or owner):	No	
VS.	Answer and Affirmative Defenses to Ejectment	
Defendant/s (tenant):	(No mandatory form)	
Answer and Affirm	ative Defenses to Ejectment	
<b>Use this form</b> to respond to the Complaint in an eject of Appearance.	ment or quiet title action. Use this form together with a Notice	
To the person filing the Answer:		
If you want the court to consider your side, you mus	st:	
<ul> <li>Have a copy of your papers served on all of</li> <li>File your original documents with the Super</li> </ul>		
1. Answer		
Defendant answers the complaint as complaint and say below if you admit,	follows (read each numbered paragraph of the deny, or don't know for each one):	
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Defen	dant/s other defenses are (check all that apply, if any):
a. No	o reasonable notice
	I never received a termination or vacate notice telling me to leave (demand possession). <i>Najewitz v. City of Seattle</i> , 21 Wn.2d 656, 659, 152 P.2d 722 (1944).
	I received a demand for possession (notice to terminate or vacate) but wa given a reasonable time to vacate. <i>Najewitz v. City of Seattle</i> , 21 Wn.2d 6
	659, 152 P.2d 722, 723 (1944).
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  b. Ej	ectment lawsuit was not started properly  Plaintiff started this case before the termination or vacate notice expired. <i>F. Crescent Assoc. v. Jamie's LLC</i> , 190 Wn.App. 666, 678, 360 P.3d 934 (20
  b. Ej	ectment lawsuit was not started properly  Plaintiff started this case before the termination or vacate notice expired. <i>F. Crescent Assoc. v. Jamie's LLC</i> , 190 Wn.App. 666, 678, 360 P.3d 934 (20)  The Summons and Complaint were not served properly ( <i>check all that app.</i> )
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	Washi respor	ummons was defective because it did not give me enough time to respond.  ngton Civil Rule 4(a)(2) and 12(a). (CR 12(a)(1) says I get 20 days to  id if I was personally served. CR 12(a)(2)-(3) says I get 60 days to respond  s served by publication, out of state, or in a jail, detention, or prison facility.
Ex	plain (g	give details for any defenses checked in b.):
Pla	aintiff la	acks standing to file the lawsuit
	Plaintif	f does not own the property or have the authority or agency to eject me.
	I have	an ownership interest in the property.
	Other:	
Ex	plain (g	give details for any defenses checked in c.):
_		
Th		andlord-tenant situation. Ejectment is improper.
	resider	ential. Plaintiff and I have a landlord-tenant relationship for the rental of a ntial dwelling unit controlled by the <b>Residential Landlord Tenant Act</b> a), RCW 59.18. Plaintiff (landlord) has not complied with the provisions of TA before starting this lawsuit. RCW 59.18.650, RCW 59.12.040.
	mobile Tenan not con	<b>home.</b> Plaintiff and I have a landlord-tenant relationship for the rental of a home lot/land controlled by the <b>Manufactured/Mobile Home Landlord t Act (MHLTA),</b> RCW 59.29. Plaintiff (landlord or mobile home park) has applied with the provisions of the MHLTA before starting this lawsuit. RCW 59.12.040.
	of real	<b>tenancies.</b> Plaintiff and I have a landlord-tenant relationship for the rental property (building or land) for a term less than life controlled by <b>RCW</b> and (check all that apply):
		I had a rental agreement. We agreed my tenancy would end on ( <i>date</i> ): My tenancy has not expired. RCW 59.12.030(1).
		I had a month-to-month tenancy for an indefinite period. I never received a termination notice to end my tenancy. RCW 59.12.030(2).
		I was not properly served a termination notice. RCW 59.12.030(2); RCW 59.12.040.
		I received less than 20 days' notice to terminate my tenancy. RCW 59.12.030(2).

	☐ Plaintiff claims I owe rent. I never received a 14-day pay or vacate no RCW 59.12.030(3).
	□ Plaintiff claims that I've failed to perform under the terms of our agreement. I never received a 10-day notice to perform or vacate. R0 59.12.030(4).
	☐ Plaintiff claims that I committed or permitted waste or nuisance. I nev received a 3-day notice to quit. RCW 59.12.030(5).
	Explain (give details for any defenses checked in d.):
e.	Other
	☐ Other reasons I should not be ejected:
Att	achments
	None.
	In support of my statements, I am attaching the following evidence to this Answe (list any documents, declarations, photos, correspondence, etc.):
Со	unterclaims
Co □	unterclaims  Reserved. I may have counterclaims to bring against the Plaintiff in the future. I reserve my right to raise counterclaims later.
_	Reserved. I may have counterclaims to bring against the Plaintiff in the future. I
_	<b>Reserved.</b> I may have counterclaims to bring against the Plaintiff in the future. I reserve my right to raise counterclaims later.
_	<b>Reserved.</b> I may have counterclaims to bring against the Plaintiff in the future. I reserve my right to raise counterclaims later.

5.	Re	Request				
	Ιa	I ask the court to (check all that apply):				
		☐ <b>Dismiss</b> this lawsuit and enter a judgment against Plaintiff for any counter off, costs or attorney fees.				
		Continue (delay) this case and appoint counsel as Defendant is a low-inco tenant under RCW 59.18, RCW 59.20, or RCW 59.12. Plaintiff filed this ejectry trying to avoid the right to counsel, which is against public policy.				
		to move out from the premises. Defendant/s				
		court to dismiss the lawsuit upor	•	• .		
		<b>Order Limited Dissemination</b> based on the prejudicial value of an ejectment filing in tenant screening reports. <i>See Seattle's Union Gospel Mission v. Bauer</i> , 22 Wn. App. 2d 934, 514 P.3d 710 (2022).				
		Other relief (specify):				
		efendant asks the court to grant ard equitable.	ny other and further relie	ef that this cour	t deems just	
6.	Pr	Proof of Service				
	An Pla	eclare: on (date): swer and Affirmative Defenses to aintiff or their attorney by (check a hand delivery	Ejectment (including a all that apply):	ny attachments	a copy of this to the	
		Street or mailing address	city	state	zip	
		fax to:	□ email to:	ır county's Loca	al Court Rule)	
		under penalty of perjury under the on this form are true.		_	,	
Sign	ed at	(city and state):		Date:		
			<u> </u>			
Defe	ndan	t signs here	Print name			
I agr	ee to	accept legal papers for this case	at (check all that apply)	· ·		
□ tl	ne fol	lowing address (this does <b>not</b> hav	ve to be your home add	ress):		
3	Street	or mailing address	city	state	zip	
	mail:					

Court of Wash	nington, County of				
Petitioner / Plaintiff:					
	No				
And Respondent / Defendant:	Declaration of (name):(DCLR)				
	(No mandatory form)				
Declaration of (name):					
1. I am (check one): ☐ the Petitioner / Pla	aintiff □ the Respondent / Defendant				
☐ Other (relationship to people in this	□ Other ( <i>relationship to people in this case</i> ):, age				
. I declare:					

-	
(Number any pages you attach to ti	his Declaration. Page limits may apply.)
	vs of the state of Washington that the facts I have
provided on this form (and any attachments) ar	e true.
☐ I have attached (number): pages.	
Signed at <i>(city and state):</i>	Date:
Sign here	Print name
Paying 400/2024	laration Washington aw <b>Halp</b> ara