

_____ [Date]

[Landlord/Manager's Name]

[Landlord/Manager's address]

Dear _____

The Washington State Landlord-Tenant Act (RCW 58.18.150) requires that landlords give tenants 48 hours' notice before entering the property, or 24 hours' notice if they are showing the property to a prospective new tenant or buyer (except in an emergency).

The written notice must specify dates and times for entry, or specify a time period, listing the earliest and latest possible times for entry on designated dates. The notice must contain a phone number for me to reach you to object or reschedule the entry.

The law also states that landlords may not abuse their right of access or use it to harass tenants, and that they may only enter at reasonable times.

I was not given proper notice of landlord entry on the following day(s) and time(s):

Date and Time: _____

Date and Time: _____

Date and Time: _____

The law states that if you continue to violate my privacy rights after receiving this letter, you shall be liable for up to \$100 for each violation. I have the right to pursue legal remedy in Small Claims Court.

Please do not enter my unit in the future without providing proper notice.

Sincerely,

[Your Name]

[Your Address]