



How to interact with your landlord to avoid legal trouble

Should I read this?

Yes, if you rent the place where you live in Washington State. These tips work for a manufactured or mobile home park, apartment complex, and so on.

We designed these tips for tenants in Washington State, but they should be useful in any state.

How can I avoid problems with my landlord?

- Keep copies of all documents, such as the rental agreement, park rules, any notices or letters from the landlord, and anything you send the landlord.
- Make written or typed notes of important conversations with the landlord. Note dates, what you talked about, who was there, and what exactly you each said.
- Follow up on important conversations. Send the landlord a letter repeating what you each said and/or any agreements you made. Keep a copy of the letter for your records.
- Send your landlord any documents or notices by both regular **and** certified mail, return receipt requested. Then you will have proof of mailing.
- Never pay rent or other payments in cash unless you hand it directly to the landlord and **immediately** get a written receipt.
- Ask for and keep receipts of all payments to the landlord.
- Keep all these documents in a safe place.

❖ Keep reading **only** if you live in Washington State.

Get Legal Help

- **Apply online:** nwjustice.org/apply-online
- **Facing Eviction?** Call 1-855-657-8387
- **Facing Foreclosure?** Call 1-800-606-4819
- **Facing a legal issue in King County** (other than Eviction or Foreclosure)? Call 211 (or toll-free 1-877-211-9274) weekdays 8:00 am to 6:00 pm. They will refer you to a legal aid provider.
- **Facing a legal issue outside of King County** (other than Eviction or Foreclosure)? Call the CLEAR Hotline at 1-888-201-1014 weekdays between 9:15 am and 12:15 pm or apply online at nwjustice.org/apply-online.
- **Seniors (age 60 and over)** with a legal issue outside of King County can also call CLEAR*Sr at 1-888-387-7111

Deaf, hard of hearing or speech impaired callers can call any of these numbers using the relay service of your choice.

Interpreters provided.

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