



# My Manufactured/Mobile Home Park Landlord Just Gave Me a 14-Day Notice to Pay or Vacate

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- ❖ Read this *only* if you live in the state of Washington.
  - ❖ You can find all the fact sheets we link to here at WashingtonLawHelp.org.
  - ❖ Eviction law continues to change. Read about the latest changes to the law at [WashingtonLawHelp.org/resource/eviction](https://www.WashingtonLawHelp.org/resource/eviction)
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## I live in Washington State, should I read this?

**Yes**, if you live in a manufactured/mobile home park and you just got a notice from your landlord saying you owe rent, and must pay the amount owed within 14 days or move out.

**No**, if you got a notice from your landlord saying you broke a park rule or the rent is going up. Read [My manufactured/mobile home park landlord gave me a 20-day notice to comply or vacate](#) or [I live in a manufactured/mobile home park. Can the park owner/landlord raise the rent, and by that much?](#) instead.

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- ❖ A **manufactured/mobile home park** is any land rented out for **two or more** manufactured/mobile homes and/or permanently installed RVs or trailers.
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## What will you learn by reading this?

- ✓ What this notice is
- ✓ What to do if you get this notice from your landlord
- ✓ Whether the landlord gave the notice to you correctly
- ✓ Where to get legal help

## What is a 14-day Notice to Pay Rent or Vacate?

It is a written warning from your landlord that you have fallen behind in rent and/or on your deposit installment plan. If your landlord wants to evict you for not paying rent or your deposit installment, your landlord must give you a **14-Day Notice to Pay Rent or Vacate**.

This notice has to tell you exactly how much you owe. **You must then pay what you owe by the end of the 14 days**. If you do not, the landlord may start an eviction lawsuit against you.

## What if I got a 14-day Notice after the Washington State eviction moratorium ended?

The eviction moratorium, which paused evictions in Washington State, ended on June 30, 2021. However, if you owe rent from February 29, 2020 to July 30, 2021, your landlord can only start an eviction case in court if there is an Eviction Resolution Pilot Program (ERPP) and rental assistance program in your county. This is true until September 30, 2021. You can visit [here](#) or [resolutionwa.org/erpp-status](https://www.resolutionwa.org/erpp-status) to check if your county has one of these ERPPs, or check [WashingtonLawHelp.org's Eviction Help by county \(washingtonlawhelp.org/resource/eviction#content\)](https://www.washingtonlawhelp.org/resource/eviction#content) for ERPP's and other eviction info about your county.

## What if I still owe rent after September 30, 2021?

Under state law, the landlord must offer you a **reasonable repayment plan** for rent owed between March 1, 2020 and the end of 2021. You then have 14 days to accept or turn down a reasonable payment plan. A **reasonable repayment plan** is one that does not require that you pay more than 1/3 of the monthly rent amount in addition to the rent.

The repayment plan must not start until 30 days after the landlord offers it. It cannot start immediately. The repayment plan cannot include late fees or other charges that are not rent. It cannot add extra requirements, like giving up any of your rights. It cannot say that you are not allowed to accept assistance through nonprofit organizations or churches.

If you do not accept a reasonable payment plan, the landlord can file an eviction court case. If your landlord has not offered you a repayment plan, this may be a

defense to eviction. Read [Coronavirus \(COVID-19\): Can my landlord evict me now?](#) to learn more.

Depending on the county you live in, your landlord may be required to offer mediation before filing an eviction court case . You can visit [here](#) or [resolutionwa.org/erpp-status](http://resolutionwa.org/erpp-status) to check if your county requires that a landlord first offer you mediation.

## Does the termination notice have to be delivered to me in a certain way?

Yes. Your landlord (or their employee or another adult) can “personally serve” you at home by handing the notice to you. The landlord cannot give someone else in your mobile home a copy of the notice. If you are not home, the landlord can tape it on your door, but then they must also mail a copy. **The landlord cannot text, email, or verbally give you this notice.**

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❖ The notice does not have to be notarized.

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## Can the landlord evict me just by giving me this notice?

**No.** Washington state does not let landlords evict tenants without following the proper court eviction process. The landlord must give you a proper written **“termination” notice** before starting an eviction lawsuit. The 14-day Notice to Pay Rent or Vacate is one type of termination notice.

If you are still living in the place after 14 days, and you still owe rent, the landlord may then start an eviction lawsuit.

The landlord must win an eviction lawsuit and get a judge to sign an order directing the sheriff to evict you.

**The one exception** is if you get three or more 14-Day Notices in a twelve-month period, your landlord can evict you even if you paid all your rent.

## I don't think I owe that rent, can I fight the eviction in court?

Yes. If you want to fight the eviction lawsuit, **talk to a lawyer right away.** You will need to be able to prove your case in court. This means giving evidence proving you

do not owe the rent. It can also mean having witnesses with personal knowledge about the facts testify. **A lawyer can help you with these things.** See contact information below.

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- ❖ Read [Getting Ready for a Court Hearing or Trial](#) to get an idea of what you will need to do to fight the eviction in court. [Eviction and Your Defense](#) might also help.
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### **Even if I owe the rent, can I go to court to ask the judge for a payment plan?**

Yes. You can ask the judge for a payment plan to get more time to pay. Be ready to explain to the judge why you fell behind in rent or payments on your deposit installment plan, how soon you could pay what you owe, if you have fallen behind before, and how much hardship you will suffer if you are evicted. **Talk to a lawyer right away for help getting ready to go to court.**

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- ❖ If family or friends can help you, take the help. Being able to pay the rent might stop the eviction.
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### **You might be able to get other help paying the rent or the payment plan.**

- Visit any of these websites: [nlihc.org/rental-assistance](http://nlihc.org/rental-assistance), [Washington Immigrant Solidarity Network](http://WashingtonImmigrantSolidarityNetwork.org), or [deptofcommerce.app.box.com/s/wmkasqaygg221ridbjyvo8ge25w5x7h7](http://deptofcommerce.app.box.com/s/wmkasqaygg221ridbjyvo8ge25w5x7h7)
- Try calling 2-1-1 or visit [wa211.org](http://wa211.org).
- Department of Social and Health Services (DSHS) has programs you might qualify for. Go to [www.washingtonconnection.org](http://www.washingtonconnection.org) to apply online, or call the DSHS customer service contact center at (877) 501-2233.
- Check online at [wapartnership.org/List-of-CAPs-in-WA.pdf](http://wapartnership.org/List-of-CAPs-in-WA.pdf) for a community action agency near you.

- Check online for an Associate Economic Development Organization (ADO) near you: [www.commerce.wa.gov/growing-the-economy/local-economic-partnerships](http://www.commerce.wa.gov/growing-the-economy/local-economic-partnerships).

## Get Legal Help

- **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 **2-1-1** (or toll-free 1-877-211-9274) weekdays 8:00 am - 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](http://www.clearhotline.org) at 1-888-201-1014 weekdays between 9:15 am - 12:15 pm.
- **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.

CLEAR and 2-1-1 will provide interpreters.

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