

KNOW YOUR RIGHTS

WASHINGTON STATE LANDLORD TENANT ACT

Did you know that under the Landlord Tenant Act, you must:

- Pay rent and any utility bills agreed upon.
- Follow city, county and state regulations.
- Keep the unit clean and sanitary.
- Dispose of garbage properly.
- Properly use plumbing, electrical and heating systems.
- Restore the place to the same condition as when you moved in, except for normal wear and tear.



Under the Landlord-Tenant Act, you may not:

- Engage in or allow any gang- or drug related activity on the property.
- Allow damage to the property.
- Allow lots of garbage to build up in or around the unit.
- Cause a nuisance or substantial interference with other tenants' use of their property.

Under the Landlord-Tenant Act, the landlord must:

- Provide the fixtures and appliances necessary to supply heat, electricity and hot and cold water.
- Provide smoke detectors and make sure they work when you move in. (You must buy new batteries and maintain smoke detectors.)
- Fix electrical, plumbing, heating systems if they break.
- Fix other appliances that come with the rental.
- Make repairs needed to make sure the house is weather-tight.
- The landlord does not have to pay for damages or problems that are your fault.

**For a copy of the Washington State Landlord Tenant Act go to:
<http://apps.leg.wa.gov/RCW/default.aspx?cite=59.18>**