

## Frequently Asked Questions (FAQ)

**Question:** I'm only moving across the street, or I'll be in the same apartment complex. It's the same landlord and the rent is the same. Do I have to go through the entire process?

**Answer:** Yes. This move will be treated like any other move: you must give proper notice, complete the paperwork, and the new unit must be inspected before you make the transfer. If you are lucky, your landlord may transfer your deposit. In most cases, that will not happen. You may even be required to complete a new application and a new rental agreement. You may also have random transfer fees associated with moving. These fees may be for transferring your phone, cable service, water and electrical service. HOSWWA must **always** treat your move the same regardless of whether you are moving next door, or across town. **Your new house or apartment must be approved before we can give your landlord any rent.**

**Question:** When am I supposed to give notice to move?

**Answer:** You must always give *appropriate* written notice. Please refer to Washington State law (RCW 59.18) <sup>1</sup>

**Question:** I don't know the law. What does that mean . . . *appropriate*?

**Answer:** Please remember that we cannot dispense legal advice. We are not lawyers, and rules are different for different situations. Make sure you understand what kind of agreement you have, whether you are in a long-term lease that must be completed, or you have a month-to-month rental agreement. When a tenant wants to end a month-to-month rental agreement, the notice must be *received by the landlord/manager* at least 20 days before the end of the rental period (the day before the rent is due). The day on which the notice is delivered does not count.<sup>1</sup>

**Question:** What if I want to move and I haven't given proper notice?

**Answer:** The law says you will be liable for the rent for the entire next month (generally 30 days rent). However, the landlord has a duty to try and find a new renter. If the unit is rented before the end of the 30 days, the landlord may refund your rent.

**Question:** What if the landlord wants me to move out, how much notice must he give me?

**Answer:** A landlord must provide you with a 20-day notice. The Contract your landlord has with HOSWWA says he must always give you a reason. On this program your landlord *cannot* give you a no-cause eviction notice. There are exceptions to this rule if there have been lease violations (such as a 10-day notice to comply or a 3 day pay-or-vacate).

### **If you are in the first year of your Section 8 Lease:**

You may only receive a new voucher to move if your landlord agrees to break the lease. If you are in the first term of your Section 8 Lease, please ask your Housing Specialist for the form *Mutual Rescission of Lease*.

If your landlord refuses to sign the Mutual Rescission form, you will be obligated to remain in your current dwelling until the end of your first year. Contact your Housing Specialist if you don't know when your Lease started.