

Want to know how the eviction process works?

The Northwest Justice Project publications can help you answer the following questions:

- What are the reasons your landlord can evict you?
- What type of eviction notice must your landlord give you?
- How is the Unlawful Detainer Action started?
- How do you answer the Summons and Complaint?
- What if your Summons tells you to pay your rent to the court?
- How do you deliver your Answer, Notice of Appearance, or Certification?
- What happens if you receive an Order to Show Cause?
- What happens at the Show Cause Hearing?
- What happens if you move out before the Answer deadline or the show cause hearing?
- What happens if your case is set for trial?
- What happens if you do not answer the Summons and Complaint or you lose at the Show Cause hearing or trial?
- What if you and your landlord want to settle your case?

Northwest Justice Project's CLEAR Hotline

(Coordinated Legal Education, Advice
and Referral)

1-888-201-1014

CLEAR is Washington's statewide toll-free hotline for low-income people seeking free legal assistance with civil legal problems. The hotline operates between 9:15 a.m. and 12:15 p.m. weekdays.

CLEAR works with a language line to provide interpreters as needed at no cost to callers. If you are deaf or hard of hearing, please call using your preferred TTY or Video relay service.

People age 60 and over may call CLEAR Sr. at **1-888-387-7111**, regardless of income.

Para Ayuda En Español

Llame el numero arriba. CLEAR es el sistema telefonica de asistencia legal para gente de bajos ingresos del Proyecto de Justicia Noroeste. Las lineas estan abiertas de 9:15 a.m. a 12:15 a.m. los dias de semanas. Hay gente que habla espanol. Tambien ofrece various publicaciones en espanol explicando la ley de desaloja.



Facing Eviction?

There is legal help available

Housing Justice Project

**Snohomish County Legal
Services**

PO Box 5675
Everett, WA 98206
(425) 258-9283

HOUSING JUSTICE PROJECT

(HJP)

Snohomish County Legal Services

- is a homelessness prevention program of Snohomish County Legal Services (SCLS).
- is staffed by attorneys from Snohomish County Legal Services, Northwest Justice Project, and by volunteer attorneys in private practice.
- provides free legal help to low income tenants who are appearing *pro se* (without legal representation) at Show Cause Hearings in unlawful detainer (eviction) cases.
- is staffed on Tuesday through Friday mornings between 10 a.m. and 12:00 p.m.
- provides a wide range of services, including information and educational materials about the eviction process, referrals, legal advice, negotiations with your Landlord's attorney, and assistance in preparing for Show Cause Hearings.
- in some cases, provides direct representation by HJP attorneys for eligible clients at their show cause hearing.

Are you on your own?

If you have a Show Cause (eviction) Hearing Scheduled, attend HJP on the morning of your hearing: If you are appearing *pro se* (without representation), then please arrive at 10 a.m. and meet with the HJP attorney as soon as you get to court. Please attend HJP at 10 a.m. even though the Show Cause Order directs you to appear at 10:30 a.m.

If your hearing is in the future, or you don't have a hearing date yet:

If you have just been served with a **Summons and Complaint** or received a **Notice to Pay Rent or Vacate, a Notice to Comply or Vacate, or a Notice to Terminate Tenancy**, you may go to the courthouse on Tuesday through Friday mornings and ask an HJP attorney for assistance. Although the HJP attorneys will do their best to assist you, the attorneys will first meet with tenants who have eviction hearings each morning. If the attorney is unable to meet with you, they may ask you to return at a later date. To increase your chances of meeting with an attorney, please arrive at HJP at 10 a.m.

****Please note, HJP cannot guarantee the provision of services for any individual.****

LOCATION:

HJP is located in front of Room C-108 off the main hallway on the 1st Floor of the Snohomish County Superior Courthouse – 3000 Rockefeller Ave, Everett, WA 98201.

EVICTION RESOURCES

The law about residential landlords and tenants and evictions is in the **Revised Code of Washington Title 59.12 and 59.18**. You can find these laws online at <http://apps.leg.wa.gov/rcw>

Northwest Justice Project:

Publications specific to Washington State Evictions

- Eviction and Your Defense
- Eviction for Nonpayment of Rent in Public and Subsidized Housing
- HUD Housing Eviction (All Reasons in Private and Subsidized Housing)
- Protecting your Section 8 Voucher
- Evictions from Public Housing
- Section 515 - Rural Rental Housing Eviction
- Section 515 - Rural Rental Housing Tenant Grievance and Appeals Procedure
- Vacating a Judgment and Staying Enforcement of a Writ of Restitution

These publications include sample forms. You can find them online at <http://www.washingtonlawhelp.com> by clicking the Housing link, then "Eviction."

There are many other publications available that provide information on Tenant's Rights and other housing aspects. Publications cover other areas of law as well, such as Family Law, Consumer & Debt, Aging / Elder Law, Immigration, Native American Issues, Health Care, Youth Law & Education, Employment / Farm Worker Rights and more.