

What to do if you are being evicted:

1) First choice is to Prevent the eviction

- **VOA Homelessness Prevention Services:** Homelessness Prevention Service provides financial assistance and services to prevent individuals and families from becoming homeless. To determine eligibility requirements, please call (425) 212-3233. To learn more about our Homelessness Prevention Services, go to:
<http://www.voaww.org/Itquestions>
- DSHS-Emergency Programs

You can expect a prompt response when you are in an emergent situation. If you need help with any of the following, you should be able to talk to someone about your situation right away:

- ☐ Eviction
- ☐ No food
- ☐ Homelessness
- ☐ Pregnancy medical
- ☐ Utility shut off
- ☐ Domestic violence
- ☐ Medical emergency
- ☐ Non-receipt of benefits
- ☐ Daycare needed due to work
- ☐ Circumstances which present harm to yourself or others

Emergency Programs - Include:

Medical Programs:

If you have a medical emergency, DSHS may have a medical program to help. A financial worker can explain more about the eligibility requirements of the medical programs provided by DSHS.

Emergency Food Assistance:

If you have very little money are in need of food, you may qualify for emergency food assistance. If you meet [expedited guidelines](#) and are eligible for food assistance, your assistance will be available within seven days of your application's receipt at your Community Services Office. You may be eligible for expedited service if you meet any of the conditions below:

- ☐ Little or no money
- ☐ Not enough money to cover your rent and utilities
- ☐ Have a destitute migrant or seasonal farm-worker household member whose available cash does not exceed \$100

Emergency Cash Assistance:

If your family has an emergency and you need a **one-time cash payment** to get or keep safe housing or utilities, you may be eligible for the [Additional Requirements for Emergent Needs \(AREN\)](#) or the [Diversion Program](#). To be eligible for these programs, you must meet **ALL** the requirements listed below:

- ☐ Meet eligibility requirements for Temporary Assistance for Needy Families (TANF), State Family Assistance (SFA), or Refugee Cash Assistance (RCA)
- ☐ Have an emergency housing, utility or other need; and

- ☐ Have a good reason that you had insufficient funds to pay your housing or utility costs.
- ☐ A Work First case manager or other staff member can tell you more about these programs.

2) If the eviction cannot be prevented or if you lose your housing and are going to be in a transitional (temporary) location please talk to the McKinney-Vento Liaison for your child's school district to determine eligibility for support for your child to access school. Everett Public schools' contact is Amy Perusse 425-385-4032. Also refer to these other resources:

If there is a dependent with a disability:

The Arc of Snohomish County is open for appointments

Monday - Friday from 10am - 3pm

2500 Hewitt Ave Suite 300

Everett, WA 98201

Phone: 425-258-2459

Day Centers and Homeless Resources in and around Everett:

Recovery Café:

2212 Broadway

Everett, WA. 98201

425.258.5630

Monday - Friday 12 - 4

Esther's Place is a transformation and empowerment day center for women and children. It provides breakfast, lunch, personal care items, clothing, support groups, life skills classes, job training, haircuts, community resources, and medical and dental care. Esther's Place is open Monday through Friday from 9:00am to 1:30pm and is located at 2936 Rockefeller Ave Everett, WA 98201 @ First Presbyterian Church

Showers:

Wednesday Night 5-9 pm @ First Presbyterian Church

2936 Rockefeller Ave. Everett

Saturday Morning 8 am – 12 pm @ Trinity Lutheran Church

6215 195th St. SW Lynnwood

12-24 year-olds can access a variety of services at U-Turn

· Get Help 24/7: Call or text 425.877.5171 or email safeplace@cocoonhouse.org.

Cocoon House can help you figure out your next steps. Help is available for ages 12-24.

· Stop By: For ages 12-20; 1421 Broadway, Everett; weekdays 2:00-6:30 pm or weekends 10:00-1:00 pm.

· Get a place to sleep, do laundry, take a shower, eat, and get help getting a job.

(information from the VOAWW website is below and on next page)

TERMINATION OF TENANCY

A **month-to-month tenancy** is terminated by either party giving the other a written notice at least 20 days before the end of the rental period.

If a tenant has a term lease, the tenancy generally terminates automatically on the last day of the lease period without any notice required from either party. However, the parties may agree in the lease that the tenant or landlord must give notice of any intent to either continue or end the tenancy.

The landlord may terminate the tenancy on a shorter notice in the following situations:

- **Failure to pay rent.** 3 day written notice to pay rent or vacate.
- **Failure to correct a violation of the rental agreement or lease.** 10 day written notice to comply or vacate.
- **Destruction of property, causing a nuisance, conducting an illegal business or engaging in drug related activities.** 3 day written notice.
- A tenant who is a **member of the armed forces**, or that tenant's spouse or dependent, may terminate a rental agreement with less than 20 days' notice if they receive reassignment or deployment orders that do not allow enough time for 20 days' notice. The tenant shall provide notice of reassignment or deployment orders to the landlord no later than seven (7) days after receipt.

EVICTIION/UNLAWFUL DETAINER

A tenant cannot be physically removed from the premises for any reason until the following process is completed (lockouts, turning off utilities, seizing tenant's property, etc. are illegal):

- If tenant refuses to move after the tenancy has been terminated, landlord may bring a lawsuit, called an Unlawful Detainer action, to evict a tenant.
- Tenant must appear in court to protect his/her rights. If the court rules in favor of the landlord, the sheriff will be instructed to move the tenant out if she/he does not leave voluntarily.
- The tenant may be required to pay the landlord's damages and attorney's fees.

DOMESTIC VIOLENCE, SEXUAL ASSAULT and/or STALKING

Victims of domestic violence, sexual assault, or stalking have special protection under the Residential Landlord Tenant Act. Domestic Violence, Sexual Assault and Stalking under Washington State Law, domestic violence exists when a person:

- Hits, assaults or physically harms you in any way, or
- Causes you to feel immediate fear of physical assault, harm or injury.

The person carrying out domestic violence must be:

- A family member and/or
- Someone you live with or have lived within the past and/or
- Someone with whom you have or had a dating relationship and/or
- Someone with whom you have a child.

Sexual Assault is any unwanted sexual contact, either physical or verbal.

Stalking can be any pattern of intentional threatening, harassing, following, surveillance and/or coercive behavior that causes you to fear for your safety, the safety of someone you know, or your property.

Victims of domestic violence, sexual assault, and/or stalking may end a lease with a landlord if they meet certain conditions. Please call (425) 212-3233 or go to:

<http://www.voaww.org/ltquestions> to learn more.

If you or someone you know is a victim of domestic violence, Domestic Violence Services of Snohomish County can help you. They provide free and confidential services: emergency shelter, legal advocacy, support groups and domestic violence education.

For information, please call the 24-hour crisis hotline: 425-25-ABUSE (425-252-2873).