

What happened at the Tiki Apartments was not an isolated incident.
We need an end to the 20-day no-cause notices in Tacoma!
We need Just Cause!

What is Just Cause?

- **“Just Cause” means that a landlord has to give a good reason (a “just cause”) for terminating a tenancy. Just Cause protections do not interfere with the business of many landlords.** With Just Cause, landlords can still evict tenants who do not pay the rent, or who violate their lease. As it stands under state law, there is nothing preventing a landlord from giving a 20-day notice to a tenant, even if the tenant has always paid their rent on time and always followed the rules.

Although there are many landlords who don't discriminate or retaliate, there are also lots of landlords who do. Just Cause protects renters from these landlords.

- **Just Cause protects renters from landlords who issue 20-day notices to vacate because they don't want to make repairs.**
 - Tenants who call code enforcement or make requests for repairs are at risk of angering some Landlords, who would rather give a notice to vacate rather than make the required repairs.
- **Just Cause protects renters from landlords who issue 20-day notices when tenants enforce their rights.**
 - Retaliation is illegal, but eviction court is a risky place to make that claim. When tenants assert their rights or refuse to comply with unfair and unlawful demands some landlords can and do issue 20-day notices to “make the problem go away”.
- **Just Cause protects renters from landlords who issue 20-day notices to vacate because they don't want a person of a certain “type” living there anymore.**
 - Discrimination and retaliation are illegal, but that doesn't prevent it from happening. Some landlords can often hide behind a “No Cause notice” for removing a tenant, when the real reason for this notice could be prejudice and discrimination against someone's national origin, race, disability, sexual orientation, or gender identity. Just Cause protections help address these very instances. With Just Cause, landlords have to come up with a *real reason* to ask a tenant to vacate - and it can't be “because I said so.” Landlords can't hide behind a 20 day notice to vacate when they are solely motivated by racism, prejudice, and greed.
- **Just Cause protects renters from landlords who issue 20-day notices to vacate because they want to raise the rent.**
 - Some landlords give notices to vacate and renovate apartments, and then charge higher rents, but there are also landlords who give notices to vacate to current tenants so that they can raise the rent - even without any improvements. There is currently no cap on how much landlords can raise the rent - and Just Cause does not provide any sort of rent stabilization. Just Cause just means that landlords need a viable reason to terminate a lease and cannot do it arbitrarily.

Seattle has had Just Cause protection for over 30 years, and business there is still booming! With Just Cause, tenants have more protection against discrimination and retaliation. **For those of us who rent, Just Cause promotes stability and lessens the risk of becoming homeless next month.**

We Need Just Cause in Tacoma, Now!