

# Tenant Law Center Resources

King County Tenant Resource Line: (206) 580-0762

M-F, 9 AM-1 PM (closed on holidays)

Additional suggestion: [Washingtonlawhelp.org](http://Washingtonlawhelp.org) (through Northwest Justice Project)



# Order for Limited Dissemination

TENANT LAW CENTER

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# RCW 59.18.367

- ▶ (1) A court may order an unlawful detainer action to be of limited dissemination for one or more persons if:
  - ▶ (a) The court finds that the plaintiff's case was sufficiently without basis in fact or law;
  - ▶ (b) the tenancy was reinstated under RCW [59.18.410](#) or other law; or
  - ▶ (c) other good cause exists for limiting dissemination of the unlawful detainer action.
- ▶ (2) An order to limit dissemination of an unlawful detainer action must be in writing.
- ▶ (3) When an order for limited dissemination of an unlawful detainer action has been entered with respect to a person, a tenant screening service provider must not: (a) Disclose the existence of that unlawful detainer action in a tenant screening report pertaining to the person for whom dissemination has been limited, or (b) use the unlawful detainer action as a factor in determining any score or recommendation to be included in a tenant screening report pertaining to the person for whom dissemination has been limited.

# When would you need an OLD?

- ▶ Eviction record keeping someone from getting housing

# What can an OLD do?

## What it can do

- ▶ Ban tenant screening companies from reporting existence of case to potential landlord

## What it CANNOT do

- ▶ Get rid of judgment against client
- ▶ Get debt/judgment off of credit report
- ▶ Get rid of court record

# Bases for OLD

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  - ▶ (c) other good cause exists for limiting dissemination of the unlawful detainer action.

The court finds that the plaintiff's case was sufficiently without basis in fact or law

- ▶ Case dismissed
- ▶ Landlord lost their case
- ▶ Landlord never pursued case past filing

# The tenancy was reinstated under RCW 59.18.410 or other law

- ▶ Can include:
  - ▶ Payment within 5 days of judgment
  - ▶ Paying off debt collector much later
  - ▶ Paying amount owing or agreed-upon before judgment
- ▶ RCW 59.18.410: Allows tenant to reinstate after judgment issued by court
  - ▶ Judgment: decision by the court that often awards money to one side or the other



## Other “good cause” exists

- ▶ Catch-all provision
- ▶ No further definition or limits in case law
- ▶ Subjective
- ▶ Currently unhoused and have time-sensitive voucher or other benefit to find housing
- ▶ Eviction based on something that's no longer an issue
  - ▶ E.g. mental health crisis, drug use
- ▶ Vacated prior to eviction hearing

# Process

Motion → Hearing → Order issued → Send out order

Another option: agreed order

# Getting the OLD

LINK TO GUIDE AND FORMS:

[HTTPS://WWW.WASHINGTON  
LAWHELP.ORG/RESOURCE/M  
OTION-TO-REINSTATE-  
TENANCY-UNDER-RCW-  
59184102-AND-FOR-ORDER-  
OF-LIMITED-DISSEMINATION-  
FORM](https://www.washingtonlawhelp.org/resource/motion-to-reinstate-tenancy-under-rcw-59184102-and-for-order-of-limited-dissemination-form)