

**30-DAY NOTICE TO COMPLY
WITH LEASE OR QUIT PREMISES
(CONVENTIONAL)**

TO: Joshua C Wiechman

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:
809 Olive Way Apt 1105, Seattle WA 98101

YOU ARE HEREBY NOTIFIED to perform and comply with the conditions of your rental agreement for the premises in the following particulars:

You have violated the following rental agreement provisions/rules and regulations:

Paragraph 20. Limitations on Conduct.... The apartment ... must be kept clean and free of trash, garbage, and other debris.... You agree to keep all passageways... free of obstructions such as trash, storage items, and all forms of personal property.

Paragraph 29 When We May Enter Subsection 2...entry is for: responding to your request; making repairs or replacements...Refusal to allow us or our agents or vendors to enter the unit after proper notice,... shall be material violation of this agreement.

The following actions constituted the specific violation: Personal items in the home making it inaccessible to complete repairs in the home as well as resident refusing our vendor to come in for repairs due to flood that occurred on 9/15/23. Rob Nelson, our Service Supervisor made aware that the toilet in the resident overflowed and contacted ATI, our mitigation and repair vendor. ATI arrived and completed mitigation for 1105 and 1104. 1105 was noticed with proper notice in regards to Sherwin coming to replace his flooring and carpet. We requested the resident to remove his items out of his home and provided free storage units and overnight accommodation while flooring would be getting installed. Resident is not letting the vendor enter for repairs that need to be completed which requires him to move his items out of the home for a short period of time.

You need to do the following to comply with the requirements of this notice: Remove all items in living room and bedroom in the home. Make a clear and easy access into and around the home. Remove items in the home for Sherwin Williams and ATI to complete flooring and carpet replacement due to leak.

On or before December 19th 2023, which is at least 32 days from the date of the service of this notice, you must either comply with the particulars itemized above or else quit the above-described premises and surrender possession.

If you fail to comply with your rental agreement or do not vacate the premises pursuant to this notice, judicial proceedings may be instituted for your eviction. If you vacate the premises but the term of your rental agreement has not expired, you will also be liable for rent for the balance of the rental term and other costs as provided by law.

RIGHT TO LEGAL COUNSEL: CITY LAW PROVIDES RENTERS WHO ARE UNABLE TO PAY FOR AN ATTORNEY THE RIGHT TO FREE LEGAL

REPRESENTATION IN AN EVICTION LAWSUIT. If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at [\(206\) 684-5700](tel:(206)684-5700) or visit the web site at www.seattle.gov/rentinginseattle.

Landlord may choose to end the tenancy at the end of the rental term if there are 4 violations in the 12 months preceding the end of the lease or tenancy. Correcting the 4th or subsequent violation is not a defense to the landlord ending the lease or tenancy under this subsection.

DATED: 11/16/2023

Amara Shpak
MMP Oliver Oliver LLC
(Name of Landlord)
[Signature]
Signature





