



14-DAY NOTICE TO PAY RENT OR VACATE THE PREMISES

To Resident Name(s): Susan Keyhani

AND TO ALL OTHER OCCUPANTS OR PERSONS IN POSSESSION

Premises Address: REDACTED Seattle, WA 98103

You are receiving this notice because the landlord alleges you are not in compliance with the terms of the lease agreement by failing to pay rent and/or utilities and/or recurring or periodic charges that are past due.

(1) Monthly rent due for (list month(s)): \$3,100

_____ **\$3,100**

(2) Utilities due for (list month(s)): _____

_____ \$ _____

(3) Other recurring or periodic charges identified in the lease for (list month(s)): _____

_____ \$ _____

TOTAL AMOUNT DUE: \$ 3,100

Note: Payment must be made pursuant to the terms of the rental agreement or by nonelectronic means including, but not limited to, cashier's check, money order, or other certified funds.

You must pay the total amount due to your landlord within fourteen (14) days after service of this notice or you must vacate the premises. Any payment you make to the landlord must first be applied to the total amount due as shown on this notice. Any failure to comply with this notice within fourteen (14) days after service of this notice may result in a judicial proceeding that leads to your eviction from the premises.

You must pay, or in the alternative vacate, by 01/28/2026 (date).

TRANSLATIONS

The Washington state Office of the Attorney General has this notice in multiple languages as well as information on available resources to help you pay your rent, including state and local rental assistance programs, on its website at www.atg.wa.gov/landlord-tenant.

LEGAL HELP

State law provides you the right to legal representation and the court may be able to appoint a lawyer to represent you without cost to you if you are a qualifying low-income renter. If you believe you are a qualifying low-income renter and would like an attorney appointed to represent you, please contact the Eviction Defense Screening Line at 855-857-8387 or apply online at <https://nwjustice.org/apply-online>. For additional resources, call 2-1-1 or the Northwest Justice Project CLEAR Hotline outside King County (888)201-1014 weekdays between 9:15 a.m. – 12:15 p.m., or (888) 387-7111 for seniors (age 60 and over). You may find additional information to help you at <http://www.washingtonlawhelp.org>. Free or low-cost mediation services to assist in nonpayment of rent disputes before any judicial proceedings occur are also available at dispute resolution centers throughout the state. You can find your nearest dispute resolution center at <https://www.resolutionwa.org>.

State law also provides you the right to receive interpreter services at court.

Owner/Agent Signature: Jill Allen Date: 01/09/2026 City of Signing: Seattle

WHERE TOTAL AMOUNT DUE IS TO BE PAID:

Owner/Agent Name: Jill Allen - Maple Leaf property management

Owner/Agent Address: 8809 Roosevelt Way NE Seattle WA 98115



14-DAY NOTICE TO PAY RENT OR VACATE THE PREMISES

The following additional information only applies if your rental premises is located in the City of Seattle:

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 or visit the web site at www.seattle.gov/rentinginseattle.