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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Plaintiff(s),  
vs.  
\_\_\_\_\_  
\_\_\_\_\_  
Defendant

NO.

COMPLAINT FOR  
UNLAWFUL DETAINER

The Plaintiff, \_\_\_\_\_, as a cause of action for unlawful detainer,  
alleges as follows:

1. **Plaintiff(s).** Plaintiff(s) is the owner of the property described in this complaint.  
Plaintiff(s) is entitled to possession of the premises.

2. **The Premises.** The real property which is the subject of this unlawful detainer  
action, (hereinafter "the Premises"), is located in \_\_\_\_\_ County and  
is described as (address) \_\_\_\_\_.

1 3. **Defendants.** \_\_\_\_\_, (tenant names)  
2 and all other occupants of the Premises (hereinafter the “Defendants”), are now and at all  
3 times material to this Complaint where residents of \_\_\_\_\_ County,  
4 State of Washington.

5 4. **Rental Agreement.** On or about \_\_\_\_\_, Plaintiff(s) and  
6 Defendants entered into a written rental agreement (hereinafter the “Agreement”) in which  
7 Plaintiff(s) rented the Premises to the Defendants. A true and correct copy of the  
8 Agreement is attached hereto as Exhibit “A” and incorporated herein by reference.

9 5. **Possession to Tenant.** Pursuant and subject to the Agreement, Defendants  
10 immediately took possession of the Premises and the Premises have been in the continuous  
11 possession of the Defendants since that time.

12 6. **Default in Payment of Rent.** The rent for the Premises is \$ \_\_\_\_\_ per  
13 month, payable in advance on or before the \_\_\_\_\_ day of each month. Defendants failed to  
14 pay rent for the month(s) of \_\_\_\_\_.

15 7. **Notice of Pay or Vacate Delivered.** On \_\_\_\_\_, a 3-Day Notice  
16 to Pay or Vacate was served upon the Defendants requiring the Defendants to either pay all  
17 rent due or vacate and surrender possession of the Premises to Plaintiff(s) not later than  
18 three (3) days thereafter. A copy of said notice is attached hereto as Exhibit “B” and  
19 incorporated herein by reference.

20 8. **Failure to Comply with Notice.** The Defendants have not paid the rent due or  
21 vacated the Premises even though the time allowed by the 3-Day Notice has passed. The  
22 Defendants are still in possession of the Premises.  
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1 9. **Damages.** Plaintiff(s) is entitled to recover the past due rent from the Defendants  
2 less any security deposit received. Plaintiff(s) may be entitled to late charges and other  
3 fees pursuant to the Agreement. Plaintiff(s) is further entitled to recover from Defendants  
4 the rent or fair market value, (same as rent), of occupancy for the period that Defendants  
5 are in unlawful detainer of the Premises.

6  
7 10. **Additional Damages.** Defendants may have damaged the Premises beyond what  
8 would reasonably be considered wear and tear from normal usage. Plaintiff(s) may also  
9 incur damages for unpaid utility, water, sewer and/or other service charges with respect to  
10 the Premises which are the responsibility of Defendants according to the Agreement. In  
11 part because Plaintiff(s) has been unable to inspect the Premises, the full extent of these  
12 damages is presently unknown, but will be determined through subsequent inspection of  
13 the Premises and proven at time of trial.

14  
15 11. **Costs.** Plaintiff(s) may be entitled to recover the Defendants its costs pursuant to  
16 the terms of the Agreement and/or the terms of RCW 59.18.410.

17 12. **Defendants in Unlawful Detainer.** Pursuant to RCW 59.12.030(3), Defendants  
18 are in unlawful detainer of the Premises, and Plaintiff(s) is entitled to a writ of restitution  
19 directing the county sheriff to deliver possession of the Premises to Plaintiff(s).

20 **WHEREFORE, Plaintiff(s)** should be awarded judgment against the Defendants as  
21 follows:

22 1. For restitution of the Premises to Plaintiff(s) including issuance of a writ of  
23 restitution to the \_\_\_\_\_ County Sheriff, directing him to deliver  
24 possession of the Premises to Plaintiff(s);

25 2. For judgment against the Defendants for the following:

26 a. For termination of the Agreement;

- b. For the amount of rent and late charges owing at the expiration of the 3-Day Notice to Pay or Vacate;
- c. For the fair value for possession of the Premises for the time Defendants are in unlawful detainer;
- d. For Plaintiff's costs and disbursements incurred in this action;
- e. For the costs to repair such damages (beyond normal wear and tear) as may have been caused to the Premises by the Defendants;
- f. For the costs to satisfy unpaid utility charges that are properly the responsibility of Defendants; and ,
- g. For such other further relief as the Court may deem just and proper.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Landlord, Appearing Pro Se\*

\_\_\_\_\_

COPIES SENT TO:

\* Pro Se means by yourself, without a lawyer.