

# Multi-Housing Crime Reduction Newsletter

## for Olympia, Lacey, Tumwater and Thurston County

February 2009

### **TCSO's Civil Division**

Sgt. Dan McLendon is has worked for Thurston County Sheriff's Office Civil Division for about 10 years. During that time, he has become very familiar with the civil process and offered some helpful information to those who must file for an unlawful detainer.

Sgt. McLendon reviewed the procedures for obtaining a writ of restitution and noted that packets are available at Superior Court for a small fee. Paperwork filed must be exact and perfect for a writ of restitution to be issued by the judge. He advised addressing any notices to the person with the lease and "et al" to avoid any problems with other people who might have established residency.

A new form added to the packet recently is the "Request for Storage" which must be given to the tenant by the landlord. This request determines whether the tenant is asking the landlord to store any property that is left on the premises after eviction. Sgt. McLendon also noted that the writ must contain a clause that allows Sheriff's Office personnel to enter the property.

Once the writ has been issued by the judge, it is posted by the Sheriff's Office (a \$40 fee). If the tenant vacates the property before the writ is served, call the Civil Division to avoid additional charges. Partial payment by the tenant does not stop the eviction process unless it was part of the agreement. If the Sheriff's Office does need to come out, be aware that there are also additional charges after the first hour and prepare accordingly if there are a lot of items to remove.

Sgt. McLendon also reviewed the different types of orders prohibiting contact between people. Managers are obligated to report violations if they are aware of the order.

The Civil Division is located at 2000 Lakeridge Dr and can be reached by calling 786-5534.

#### **Contact Information:**

**Miguel Stansberry**  
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**John Snaza**  
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[www.co.thurston.wa.us/sheriff](http://www.co.thurston.wa.us/sheriff)

### **February's Speaker—Bring Your Questions!**

Joseph D. Puckett is an attorney in private practice in Seattle and the founder of the law firm Puckett & Redford PLLC. He received his J.D. from Willamette University College of Law and has been representing landlords for over 30 years. He represents numerous property management companies, developers and owners of residential and commercial properties and advises them on a wide variety of landlord-tenant matters. Mr. Puckett is widely recognized as an expert in the field of residential tenancies and is a frequent speaker to lawyer groups and professional associations on these topics. Currently, Joe is the chair of the Government Affairs Committee of the Washington Multifamily Housing Association (WMFHA) and is very actively involved in legislative activities that affect landlords in the State of Washington.

Puckett & Redford PLLC represents over 50 property management companies, real estate investment trusts, and private owners in the greater Puget Sound area. The firm handles over 600 residential and commercial evictions each month in Western Washington in addition to providing advice about various landlord-tenant and fair housing issues to its clients.

*This meeting is for your benefit, so please bring your questions!*

COMMUNITY PROGRAMS  
OLYMPIA POLICE DEPARTMENT  
PO BOX 1967  
OLYMPIA, WA 98507

## Upcoming Events



### Thursday, February 19th 12:30-1:30 PM

Regular monthly CRMH meeting

Lacey City Hall Community Room

Landlord-Tenant Law, Joseph Puckett

Legislative Information, Jan Tuttle

### March 11th and 12th, Level 1 Manager Training

See attached brochure for more information

