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TRULY V. HEUFT, 138 Wn. App. 913 (2007)
TY TRULY, Respondent, v. CARMEN HEUFT, Appellant.
No. 57899-5-1.
The Court of Appeals of Washington, Division One.
June 4, 2007.

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Nature of Action: Action by a residential Landlord against a tenant for unlawful detainer. The summons stated that the tenant could respond by personally delivering her answer or notice of appearance to the landlord's attorney. The summons failed to inform the tenant that she could respond by mail or facsimile, as permitted by statute.

Superior Court: The Superior Court for Snohomish County, No. 06-2-06132-1, Tracy G. Waggoner, J. Pro Tern., on February 9, 2006, entered a judgment in favor of the landlord, awarding damages for unpaid rent, a writ of restitution directing the sheriff to evict the tenant, and attorney fees.

Court of Appeals: Holding that the trial court lacked subject matter jurisdiction over the unlawful detainer action because the landlord's summons did not properly inform the tenant of the statutorily acceptable methods of response, the court *vacates* the judgment and *remands* the case for dismissal of the action.

Scott R. Peterson and Gerald F. Robison, for appellant.

Michael S. Cullen, for respondent.

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