



ERPP QUICK REFERENCE FOR TENANTS

The Eviction Resolution Pilot Program, or ERPP, requires landlords in nonpayment of rent cases to come to mediation first before going to court to evict for nonpayment of rent.

You can expect these three things from your landlord:

(1) A reasonable repayment plan

(2) A 14-day pay or vacate notice

(3) An ERPP notice

What kind of repayment plan? In general, the repayment plan should be reasonable in light of the tenant's particular circumstances, should not be more than 1/3 of amount of monthly rent, and should not ask for a first payment sooner than 30 days from the date it is offered.

- See <https://www.washingtonlawhelp.org/resource/can-my-landlord-evict-me-now>

What are the ERPP and pay or vacate notices? These notices are served together on tenants.

- Don't panic: you do not have to move out of your rental unit within 14 days. Rather, **you have 14 days to contact the DRC and opt-in to participate in ERPP.**
 - If your last name starts with A-M, contact Northwest Mediation Center to opt in, 509-456-0103. If you get our voicemail, say that you want to opt into ERPP.
 - If your last name starts with N-Z, contact Fulcrum Institute to opt in, 509-838-2799.
- If you opt to participate, we will set up a time to talk and either guide you to rental assistance (if available), or schedule a mediation session (the "meet and confer").

What is the meet and confer? It is a virtual meeting of the parties together with the mediator.

- Both landlord and tenant must participate in **good faith**. This means listening politely to the other side and making and responding to offers.
- **The mediator cannot advocate for either side.** Landlord and tenant must advocate for themselves, express their needs, and respond to questions.
- The meeting is virtual, over zoom. You can use internet or call in. Or, you can come in person to our office and use our computer to join the meeting.

Preparing for the meet and confer

- Know your rights as a tenant: check out websites like <https://www.washingtonlawhelp.org/resource/eviction>. Contact the Volunteer Lawyers Program for free advice, 509-477-2674.
- Have a budget and evidence
 - *What you owe*: history of payments to landlord, receipts, any other verification.
 - *Your ability to pay*: supporting documents of income and expenses and verification of any other funds available to pay back rent (like rental assistance)
- If you are considering moving, come with rehousing plans (date you will leave, etc.)
- If you have questions for the landlord, come and ask them!