

ERPP QUICK REFERENCE FOR TENANTS

You can expect the following items from your landlord:

1. 14- or 30-Day Notice

[14 or 30] Day Notice to Pay Rent or Vacate the Premises

- **DON'T PANIC:** you do not have to move out of your rental unit within 14/30 days.
- You have 14/30 days (depending on your notice) to **contact the DRC** and opt in to participate.

If your last name starts with A-M contact
Northwest Mediation Center.

If your last name starts with N-Z contact
Fulcrum Institute.

2. ERPP Notice and Resource Information

ERPP Notice and Resource Information

Important! Landlords: Fill out page 1 completely and correctly with all the information that you know. Your information and your attorney's information, if you have one, must be included. You must provide a copy of this notice to the tenant and also send a copy to the local dispute resolution center serving the area where the property is located (see page 2). You should retain proof of service.

Behind on rent? Here is a chance to resolve the dispute with your landlord.
Superior Court Eviction Resolution Pilot Program (ERPP)

Tenants: To participate see below and respond by (date): _____
(14 days after this notice is given to tenant)

Important! Tenants: Failure to respond to this notice within 14 days may result in the filing of a summons and complaint for an unlawful detainer action with the court (eviction).

To:

Tenant Name:	
Property Address:	
Tenant's Phone:	Tenant's Email:

From:

Landlord's Name:	
Landlord's Service Address:	
Landlord's Phone:	Landlord's Email:
Landlord's Lawyer (if any) Name:	
Lawyer's Address:	Lawyer's Email:
Lawyer's Phone:	

Your landlord is asking you to take part in the Eviction Resolution Pilot Program. Do not wait. You can get help.

What is the Eviction Resolution Program (ERPP)?
Your county's Superior Court uses this program. ERPP requires landlords to try to reach agreements with tenants about unpaid rent before they can ask for eviction in court. You may be eligible for rent assistance and legal help through the ERPP.

If you participate in the ERPP, your landlord must work with you and a specialist from your local **Dispute Resolution Center (DRC)**. If that solves the problem, great! If not, the DRC will offer free mediation. Mediation is voluntary - it only happens if both sides agree to do it.
You have a right to negotiate a payment plan that works for you.

Why should I participate?
If you get this notice and do not respond or try to reach an agreement, your landlord may file for eviction in court. You can get help from a free lawyer if you are not sure what to do. (See page 2.)

Mandatory ERPP Notice and Resource Information (After Moratorium)
Revised 06/15/2021

NMC contact: 509-456-0103 or <https://www.nwmediationcenter.com/opt-in>

Fulcrum contact: (509) 838-2799 or housing@fulcrumdispute.org or intakespecialist@fulcrumdispute.org

Please be prepared to answer calls from unknown numbers! It could be us calling you to discuss your next steps.

About the "Meet and Confer"



What is it and what is it like?



- It is a meeting between you and your landlord, with a mediator present to keep things on track.



- Everyone must participate in **good faith**: Listen politely and make and respond to offers.



- **The mediator cannot advocate for anyone.** Be prepared to express your own needs and interests.

- The meeting is on Zoom. You can come to our office if you do not have a device to join with.

How can you prepare for it?



- Know your rights as a tenant:
 - Check out websites like <https://www.washingtonlawhelp.org/resource/can-my-landlord-evict-me-now>.
 - Contact the Volunteer Lawyers Program for free advice: 509-477-2674.



- Have a budget and evidence:
 - *What you owe*: History of payments, receipts, etc.
 - *Your ability to pay*: Proof of income, expenses, and funds (like rental assistance).



- Bring up any rehousing plans you have (like the date you will leave).



- If you have questions for your landlord, ask them!