

## ERPP QUICK REFERENCE FOR LANDLORDS

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.

### *Three things landlords must do before court:*

(1) Offer a reasonable repayment plan

(2) Serve ERPP and Pay or Vacate Notices

(3) Obtain a DRC certificate

**What kind of repayment plan?** In general, the repayment plan must be reasonable in light of the tenant's particular circumstances, must not be more than 1/3 of amount of monthly rent, and must 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?** The landlord serves these notices on tenants and sends a copy to the local Dispute Resolution Center (DRC). The ERPP notice informs tenants about the ERPP program and signals to the DRC to start the ERPP process.

- For pay or vacate notice, see <https://www.atg.wa.gov/landlord-tenant>
- For ERPP notice, see [www.courts.wa.gov](http://www.courts.wa.gov), or request from [info@nwmediationcenter.com](mailto:info@nwmediationcenter.com)

**When will the landlord get the DRC certificate?** This certificate shows the landlord participated in ERPP. The landlord gets this at the end of the ERPP process.

- If tenants do not opt into ERPP, the landlord can request the certificate about 15+ days after serving the notices.
- If tenants opt into ERPP, the landlord will get the certificate after participating in a mediation session (called the "meet and confer").

### *What do mediators at the DRC do?*

\* Our main role is to help landlords and tenants reach voluntary agreements.\*

The mediator is an **impartial third party**. We do not advocate for either party. Rather, we assist the parties to come to a mutually acceptable agreement. Communications with a DRC mediator are kept confidential.

**What to expect from the meet and confer:** a virtual meeting among the parties

- Both landlord and tenant must participate in **good faith**. This means listening politely to the other side, making and responding to offers, and having ability to make decisions
- A decision-maker from the landlord's side must attend the meet and confer. This can be the owner or property management company, so long as they can make decisions.
- Landlord and tenant are expected to advocate for themselves, express their needs, and respond to questions.