

Eviction Resolution Pilot Program

Are you a **tenant** struggling to pay your rent on time, or a **property owner** dealing with non-payment of rent?

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About the Program

The "Eviction Resolution Pilot Program" (ERPP) allows tenants and landlords to meet with qualified and trained Eviction Resolution Specialists. The ERPP is free to the tenant and landlord.

Participating in the Program

After the state eviction moratorium ends:

- Landlords **must** give tenants the option to participate in the ERPP **before** the landlord can file an eviction lawsuit in court.
- Tenants may choose whether or not to participate in the ERPP.
- If a tenant chooses to participate, the landlord **must** participate.
- Many tenants also qualify for **free** legal assistance to help navigate the ERPP process.

About the Process

- A neutral third party early resolution specialist (ERS) with a Dispute Resolution Center (DRC) facilitates the ERPP process.
- The ERS will try to connect tenants to any available rental assistance.
- If the tenant **does not** participate in the ERPP, or if the ERPP is unsuccessful, the landlord may file an eviction lawsuit.
- All income qualified tenants will have a lawyer to defend them appointed by the court.



For more information

www.courts.wa.gov/EvictionResolutionProgram
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