

Important! Landlords: do not make any changes to this form! Fill out page 1 completely and correctly with all the information that you know. Send the completed form to the tenant **and** email a copy to the Dispute Resolution Center and Housing Justice Project in the county where your property is located (see page 2).



Behind on rent? Here is a chance to resolve the dispute with your landlord

Superior Court Eviction Resolution Program (ERP)

Respond by (date): _____!
(14 days after notice given to tenant)

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 Phone:	Lawyer's Email:



Your landlord is asking you to take part in the Eviction Resolution Program

What is the Eviction Resolution Program (ERP)?

Your county's Superior Court uses this program. ERP requires landlords to try to reach agreements with tenants about unpaid rent before they can ask for eviction in court.

If you participate in the ERP, your landlord must meet 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 the right to a **payment plan** that works for you. You can get help from a free lawyer if you are not sure what to do. (See page 2.)

There's a moratorium. Why should I participate now?

People still owe rent, even though the Governor put a moratorium (hold) on evictions. When the moratorium ends, you could be evicted. If you get this notice and do **not** respond or try to reach an agreement, your landlord may file for eviction more quickly after the moratorium ends.



Do not wait! You can get help.

- Rent assistance
- Free mediation
- Free legal help

What is mediation? It is when a trained person (a mediator) helps you solve a problem or reach an agreement with someone else. You can ask for mediation at your local **Dispute Resolution Center**. Mediators are impartial and help all participants reach resolution.

Get help now! Contact these free resources in your county.

 Rent Assistance	Clark	councilforthehomeless.org/erap/
	King	kingcounty.gov/depts/community-human-services/COVID/eviction-prevention-rent-assistance.aspx
	Pierce	piercecountywa.gov/7142/Rental-Assistance
	Snohomish	Call 211
	Spokane	snapwa.org , Call 509-456-7627
	Thurston	caclmt.org hatc.org/community-resources/eviction-rent-assistance-program/
 Dispute Resolution Centers	Clark	(360) 334-5862 ext. 1001, info@mediationclarkcounty.org
	King	(206) 443-9603 ext. 111, housing@kcdrc.org
	Pierce	(253) 572-3657, solveit@centerforresolution.org
	Snohomish	(425) 339-1335 ext. 3, earlyresolution@voaww.org
	Spokane	(509) 456-0103 ext. 3, info@nwmediationcenter.com (509) 838-2799, intakespecialist@fulcrumdispute.com
	Thurston	(360) 956-1155 ext. 113, info@mediatethurston.org
 Lawyers	Housing Justice Projects (HJP)	
	Clark	(360) 334-4007, Clark County Volunteer Lawyers Program HJP
	King	(206) 267-7069, King County Housing Justice Project
	Pierce	(253) 572-5134, Tacoma Pro Bono Housing Justice Project
	Snohomish	(425) 258-9283 ext. 5, Snohomish County Legal Services HJP
	Spokane	(509) 477-2674, Spokane Bar Association VLP, HJP
	Thurston	(360) 705-8194, Thurston Mason Volunteer Legal Clinic HJP



Free interpreter services are available at all these programs
 Get this form in Spanish, Chinese, Vietnamese, Korean, Russian, or Tagalog at www.courts.wa.gov/ERPTranslations

**I want to take part in in the Eviction Resolution Program.
 What do I do now?**

You can start the process by doing one of these things:

- Contact the Dispute Resolution Center in your county.
- Fill out and return this form to your landlord at the address on page 1. Keep a copy.

You can also get a lawyer, whether or not you participate in the Eviction Resolution Program (ERP).

<input checked="" type="checkbox"/>	Yes, I want help resolving my unpaid rent. Contact me at:	
Tenant's Name:		
Tenant's Address:		
Tenant's Phone:		Tenant's Email: