

ERPP Notice and Resource Information

Use this form *after* the eviction moratorium ends.

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. At the time of service or mailing of the pay or vacate notice and this form to the tenant, you must 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 Phone:	Lawyer's Email:



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.)

- **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.

 <p>Rent Assistance</p>	<p>Pierce County Human Services: Rental Assistance PierceCountyWA.gov/7142/Rental-Assistance</p>
 <p>Dispute Resolution Center</p>	<p>Center for Dialog & Resolution aka: Pierce County Center for Dispute & Resolution (253) 572-3657 CenterForResolution.org SolveIt@CenterForResolution.org</p>
 <p>Lawyers</p>	<p>Housing Justice Projects (HJP)</p> <p>Tacoma Pro Bono Housing Justice Project (253) 572-5134 TacomaProBono.org</p> <p>Northwest Justice Project nwjustice.org/home</p>
	<p>Free interpreter services are available at all these programs</p> <p>The Washington State Office of the Attorney General has this notice in multiple languages on its website: www.atg.wa.gov/landlord-tenant. You will also find information there on how to find a lawyer or advocate at low or no cost and any available resources to help you pay your rent. Alternatively, you may find additional information to help you at www.washingtonlawhelp.org and www.courts.wa.gov.</p>

I want to take part in the Eviction Resolution Pilot 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 ERPP.

Yes, I want help resolving my unpaid rent. Contact me at:	
Tenant's Name:	
Tenant's Address:	
Tenant's Phone:	Tenant's Email: