

Are you a tenant facing eviction, or a property owner dealing with non-payment of rent?

If you live in **Clark, King, Pierce, Snohomish, Spokane, or Thurston County**, find out how the **Eviction Resolution Program** can help you.

About the Program

The “Eviction Resolution Program” (ERP) allows tenants and landlords to meet with a neutral mediator before an eviction lawsuit is filed. The ERP 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 ERP before the landlord can file an eviction lawsuit in court.
- Tenants may choose whether or not to participate in the ERP.
- If a tenant chooses to participate, the landlord must participate.
- The tenant has a right to be represented by a lawyer. A lawyer may be provided free of charge.

About the Process

- A neutral third party early resolution specialist (ERS) with a Dispute Resolution Center (DRC) facilitates the ERP process.
- The ERS will try to connect tenants to any available rental assistance.
- If the tenant does not participate in the ERP, or if the ERP is unsuccessful, the landlord may file an eviction lawsuit. The tenant may ask a lawyer for help defending them in an eviction lawsuit. There are free Eviction Defense Clinics and Housing Justice Projects in each of these counties.



For more information
www.courts.wa.gov/EvictionResolutionProgram