

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

If you live in King, Pierce, Snohomish,
Thurston, Clark, or Spokane 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