# Washington State Eviction Resolution Pilot Program (ERPP) Process Overview\*

## **Tenant No Response**

DRC has sufficient contact information and attempts to contact T within the 14-day period given on the Notice. T does not respond.

#### **Deficient Notice**

Tenant Owes Rent

LL provides T and the DRC the ERPP Notice along with a Pay or Vacate Notice (typically 14-days).

Contact information of is illegible. DRC asks LL to confirm Notice complies with statute and/or local standing order or permits LL to withdraw Notice.

#### **Certificate Issued**

DRC issues Certificate upon LL request.

#### No Certificate Issued

If LL does not confirm to the DRC that the Notice complies with statute, the case does not proceed.

#### **New Notice Issued**

If LL confirms DRC is to proceed with Notice provided or withdraws and serves/sends a corrected Notice, case proceeds.

#### **Tenant Declines**

T declines assistance. DRC issues Certificate at the end of the ERPP Notice period.

#### **Tenant Contacted**

ORC has sufficient contact information to reach T.

# Tenant Accepts DRC Assistance

DRC schedules a Meet and Confer/Mediation appointment, provides referrals to legal aid and rental assistance, and engages LL and T in informal conflict resolution services, such as:

- Gathering lease and ledger
- Preparing, discussing, and exchanging offers
  - Conflict coaching

LL = Landlord

T = Tenant

**DRC** = Dispute Resolution Center

**ERPP** = Eviction Resolution Pilot Program

**Notice** = ERPP Notice and Resource Information form (ERPP Notice)

**Certificate** = DRC certificate of participation in the ERPP, issued pursuant to local Standing Order

### **Dispute Resolved**

DRC closes case and does not issue Certificate, unless local Standing Order specifies otherwise.

# Meet and Confer/Mediation

If parties have not resolved their dispute, T, LL and their attorneys, if any, proceed to mediation at the DRC (RCW 7.07 – Uniform Mediation Act).

#### **Dispute Resolved**

DRC closes case and does not issue Certificate, unless local Standing Order specifies otherwise.

**Dispute Not Resolved**DRC issues Certificate.

<sup>\*</sup>Implementation is subject to local superior court standing orders; ERPP is active July 2021 through June 2023.