

Mandatory Eviction Resolution Pilot Program (ERPP) Scenarios (residential nonpayment of rent) effective 11/1/21

TENANT OWES RENT
LL provides T and DRC Mandatory ERPP Notice and Resource Sheet (Notice) along with 14-Day Pay or Vacate Notice.

No Response
DRC has sufficient contact information and attempts to contact T 3x w/in 14 day period. T does not respond.

Certificate Issued (pursuant to local Standing Order, if any)

Deficient Notice
ERPP Notice is potentially deficient (illegible or no T contact information); DRC notes the concern and invites LL to reissue Notice to comply with statute (and local standing order, if any)

No Certification Issued
If LL does not serve a corrected ERPP Notice and DRC has no T contact information, no action is taken.

New Notice Issued
LL serves corrected ERPP Notice to comply with standing order (if any); process starts anew

Tenant Contacted
DRC has sufficient contact information and is able to reach T.

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

Resources Gathered and Informal Conciliation Efforts Conducted
T accepts assistance. DRC engages in informal conflict resolution efforts w/LL and T individually (by email, phone, video)

Example Services

- LL referred to legal counsel, if unrepresented
- T referred to Eviction Defense Screening Line or local volunteer legal services
- Rental Assistance access supported
- Lease, ledger gathered
- Offers prepared, exchanged, discussed
- Conflict coaching

Dispute Resolved
DRC closes case and does not issue Certificate

Meet and Confer/Mediation
If parties do not resolve their dispute DRC will schedule and conduct formal mediation (RCW 7.07 – Uniform Mediation Act) for T, LL and their attorneys, if any.

Dispute Resolved
DRC closes case and does not issue Certificate

No Further Engagement Agreed Upon
Certificate issued by DRC (in accordance with local standing order, if any)

Dispute resolved
DRC closes case and does not issue Certificate

Dispute Not Resolved

Further Meet and Confer/ Mediation
Parties agree to engage in further efforts

Dispute Not Resolved
Certificate Issued by DRC (in accordance with local standing order, if any)

LL = Landlord
T = Tenant
DRC = Dispute Resolution Center
ERPP = Eviction Resolution Pilot Program
Notice = Eviction Resolution Program Notice
[English-language version](#)