

# EVICTION RESOLUTION PILOT PROGRAM (ERPP) FREQUENTLY ASKED QUESTIONS

*The Eviction Moratorium/Bridge Ended 10/31/21. Tenants who owe rent are still protected by the Eviction Resolution Pilot Program.*



## WHAT EVICTIONS ARE ALLOWED?

All evictions, including for non-payment of rent, are allowed under the new Just Cause law (HB 1236). However, tenants who owe rent are still protected by the mandatory Eviction Resolution Pilot Program. AND -- ALL low-income tenants facing an eviction hearing are entitled to legal representation through the new Right to Counsel program (HB 5160).

**You cannot be evicted without a court order.**

## WHAT SHOULD I DO IF I OWE RENT?

**PIERCE COUNTY'S RENTAL ASSISTANCE PORTAL IS CLOSED AS OF AUGUST**

**1, 2022.** All applications currently in the system will continue to be processed until funds run out. Remember you cannot be evicted without a court order and if the eviction is for nonpayment of rent you and your landlord must participate in the ERPP before an eviction hearing can take place.

## MY LANDLORD GAVE ME A 14-DAY NOTICE TO PAY OR VACATE, WHAT SHOULD I DO?

**STAY IN YOUR HOME.** Your next step should be to **respond to the notice, to avoid eviction.** The 14-day notice must include a repayment plan and an ERPP Notice. Your response does not need to include acceptance of the proposed payment plan.

## THE ERPP PROCESS in a nutshell

Your landlord can only begin the eviction process for non-payment of rent after they have given you written notice of the ERPP and you have worked with your landlord and the Center for Dialog & Resolution (CDR) to arrive at a reasonable (*for you*) payment plan. CDR is a neutral party. You OR your landlord can contact the CDR to begin the process. If you fail to participate or make an agreement, the CDR will issue a certification to the court - this must happen before an eviction process can begin. You have legal rights and you can receive free legal help from the Housing Justice Project during the ERPP process. *Contact HJP if you need help.*

### Housing Justice Project

#### ONLINE INTAKE:

[www.tacomaprobono.org](http://www.tacomaprobono.org)

PHONE (253) 572-5134

EMAIL [hjp@tacomaprobono.org](mailto:hjp@tacomaprobono.org)

### Center for Dialog & Resolution

#### ONLINE INTAKE:

[www.centerforresolution.org](http://www.centerforresolution.org)

PHONE (253) 572-3657

EMAIL [solveit@tacomaprobono.org](mailto:solveit@tacomaprobono.org)

### Pierce County Rental Assistance

closed to new applications as of 8/1/22.

EMAIL [hsrent@tacomaprobono.org](mailto:hsrent@tacomaprobono.org)