

NOTICE TO LANDLORDS and TENANTS in Klickitat and Skamania Counties

The “Bridge Proclamation” extending some eviction moratorium protections expired at 11:59pm on October 31, 2021. Potential evictions for unpaid rent from March 1, 2020 until the present are now subject to the **Eviction Resolution Pilot Program (ERPP)**, as enacted in April, 2021 (SB 5160 Section 7, RCW 5918.630). The ERPP requires landlords to invite tenants to participate in their local county superior court’s Eviction Resolution Program before a landlord is allowed to file an unlawful detainer action (eviction proceeding) for non-payment of rent. The form, Eviction Resolution Program Notice and Resource Information, can be found on the [Washington Attorney General Landlord page](#).

Landlords must engage the ERPP process before an eviction for unpaid rent may proceed to court. ERPP begins when a landlord serves a tenant and sends Six Rivers Dispute Resolution Center an ERPP Notice along with a 14 Day Notice to Pay or Vacate. Even if a landlord sent these notices during the eviction moratorium or Bridge period for rent due from March, 2020 through July, 2021, new notices will be required under the ERPP. For unpaid rent due between August and October, 2021 only, ERPP Notices and 14 Day Notices to Pay or Vacate sent during that time may be sufficient. Landlords and tenants are encouraged to consult legal counsel.

The ERPP connects tenants who are behind on rent with a team to problem solve together with their landlord, most often in some combination of rental assistance counseling, legal aid, and mediation. The landlord and tenant may be able to access rental assistance, create a rent payment plan, or create a move-out plan, resolving rent owed issues without going to court.

ERPP is free and these facilitated conversations may be able to resolve unpaid rent issues prior to involving the court.

The ERPP was developed by the state Superior Court Judges’ Association in partnership with the state Office of Civil Legal Aid, Dispute Resolution Centers, and other stakeholders, at the direction of the Washington State Supreme Court, and codified by the Washington State Legislature in 2021.