

AUGUST 2023

SPECIAL REPORT FOR
HOUSING STABILITY
STAKE HOLDERS

Wenatchee Valley
Dispute Resolution
Center

Eviction Resolution
Pilot Program
(ERPP)

Serving Chelan & Douglas counties

Report by:
Jennifer Talbot,
Executive Director



ERPP ENDED JUNE 30, 2023

RCW 59.18.660 and local Superior Court standing orders have expired. This has relieved landlords from the obligation of issuing ERPP notices to tenants and local DRCs. The mandate for landlords to engage in early resolution programs, encompassing mediation, conciliation, and tenant referral, upon tenant request, has ceased. A DRC-issued ERPP participation certificate, within 14-21 days, is no longer pivotal for landlord-filed unlawful detainer actions. While aligning with Resolution Washington and Wenatchee Valley Dispute Resolution Center, early dispute resolution services retain importance, curbing evictions, decluttering unlawful detainer dockets, and fostering accessible resolution pathways. Concurrently, we endorse statewide and local housing stability strategies, encompassing rental aid, pre-/post-filing legal aid, and affordable housing expansion.

TESTIMONIALS FROM ERPP CLIENTS: for 2021 -2023



Great program; helped save my house; the mediators were very helpful
– A tenant after participating in mediation session with Landlord

I entered the ERPP process with frustration and agreed to mediate with low expectations but was pleasantly surprised by the opportunity for a quick and cost-effective resolution.
- A landlord after participating in mediation March 2022

Me gustó mucho la comunicación entre todos, creo que hacen muy bien su trabajo.
Gracias!!
Translation: I really liked the communication between everyone, I think they do their job very well. Thank you!!
-Tenant after ERPP mediation – August 2022

Landlord representative was very skeptical of the whole ERPP process, especially the rental assistance funds. In communication with the rental assistance agency, landlord representative was referred by rental assistance and encouraged to work with DRC. After several lengthy emails to address all of his concerns, he is moving forward with mediation. This is a great example of the teamwork that goes into these cases, and the relationships we have with our partner agencies. It's a complicated case, with more than just back rent at issue, but both parties were eager to mediate, and I really hope this is successful for both sides.

– From ERPP staff



EARLY DISPUTE RESOLUTION IMPACT



Although it's a group effort: the DRC is amazing and patient, the tenants are willing to participate and come to a resolution as well.

Teamwork makes the dream work!
-heard from a property manager by ERPP staff – September 2022



For decades, DRCs have provided an efficient and cost-effective pre-filing mediation option for settling tenant-landlord financial and behavior issues. Over the past few years while implementing the Eviction Resolution Pilot Program (ERPP), DRCs across the state have gained valuable insight into the current challenges facing housing providers and tenants.

Consider the impact that DRCs have had on the larger issue of housing stability in communities throughout the state. Housing providers often prefer to reduce legal costs and prevent tenant eviction by discussing repayment options or working through behavior issues in advance of taking court action. Tenants appreciate the opportunity to problem solve housing solutions with their landlord through an impartial facilitated process.

3,627

People Served
during ERPP

Over 1,550

ERPP notices received

The settlement
rate for tenant–
landlord
mediations is
typically above
80%

51

mediations/conciliations
during ERPP

225

certificates issued during ERPP

20

clients utilized
interpreter services during ERPP



The mediators were extremely helpful. They made it where both parties were able to express our thoughts, feelings, and organize everything out on paper for us. They were very educated on how the process went. I would definitely use the mediators again for future problems.

– Tenant after ERPP mediation – October 2022

Cannot think of anything to make the mediation better. I thought it was a great tool for success. I appreciate the available service.

– Property Manager after ERPP mediation – September 2022

Awesome job! Clear communication. An agreement was reached.
– Property Manager after ERPP mediation – September 2022

WENATCHEE VALLEY DRC

wvdrc.org/housingstability

509-888-0957

info@wvdrc.org



Wenatchee Valley DRC urges state/local government and agencies to support early resolution for tenant-landlord disputes. Without a legal requirement to participate, referrals to Wenatchee Valley DRC are critical to providing timely and cost-effective dispute resolution services.

Wenatchee Valley DRC offers FREE MEDIATION SERVICES to tenants and landlords for any type of housing dispute pre- or post-filing including rent repayment, behavior issues, move-out plans, and more. DRCs have been providing cost-effective and time-efficient tenant-landlord mediation for decades. We look forward to working with you to resolve your housing issues.

