

**Important! Landlords:** Fill out page 1 completely and correctly with all the information that you know. Your information and your attorney's information, if you have one, must be included. You must provide a copy of this notice to the tenant and also send a copy to the local dispute resolution center serving the area where the property is located (see Appendix B). You should retain proof of service.



## Behind on rent? Here is a chance to resolve the dispute with your landlord.

Superior Court Eviction Resolution Pilot Program (ERPP)

Tenants: To participate see below and respond by (date): \_\_\_\_\_!  
(14 days after this notice is given to tenant)

**Important! Tenants: Failure to respond to this notice within 14 days may result in the filing of a summons and complaint for an unlawful detainer action with the court (eviction).**

To:	Tenant's Name:	
	Property Address:	
	Tenant's Phone:	Tenant's Email:

From:	Landlord's Name:	
	Landlord's Service Address:	
	Landlord's Phone:	Landlord's Email:
	Landlord's Lawyer (if any) Name:	
	Lawyer's Address:	
	Lawyer's Phone:	Lawyer's Email:



**Your landlord is asking you to take part in the Eviction Resolution Pilot Program. ⚠ Do not wait. You can get help.**

### What is the Eviction Resolution Program (ERPP)?

Your county's Superior Court uses this program. ERPP requires landlords to try to reach agreements with tenants about unpaid rent before they can ask for eviction in court. You may be eligible for rent assistance and legal help through the ERPP.

If you participate in the ERPP, your landlord must work with you and a specialist from your local Dispute Resolution Center (DRC). If that solves the problem, great! If not, the DRC will offer free mediation. Mediation is voluntary – it only happens if both sides agree to do it.

You have a right to negotiate a payment plan that works for you.

### Why should I participate?

If you get this notice and do not respond or try to reach an agreement, your landlord may file for eviction in court. You may qualify for help from a free lawyer (see Appendix C).