

SNOHOMISH COUNTY LEGAL SERVICES

HOUSING JUSTICE PROJECT

Snohomish County Legal Services (SCLS) provides free civil legal aid services to eligible low-income residents of Snohomish County. SCLS operates the local Housing Justice Project (HJP) which provides a wide range of services, including information and educational materials about the eviction process, referrals, legal advice, negotiations with your landlord's attorney, and assistance in preparing for an Unlawful Detainer Action (UDA), also known as eviction and a "Show Cause" hearing.

HJP Programs:

1. HJP Clinic (at the courthouse)
2. Eviction Resolution Program (ERP); and
3. Right to Counsel (RTC) Program (for unlawful detainer actions) in Snohomish County

Services HJP may assist with:

Pre-Filing Services

- Tenant received some type of notice to vacate
- Unfiled UDA Summons & Complaint, i.e. eviction court documents
- Assist with Right to Counsel process

Eviction Services

- Negotiating settlement
- Appear at a Show Cause (eviction) hearing

Post-Eviction Services

- Assistance with an eviction on record
- Sheriff posted an eviction notice
- Tenant missed their show cause hearing

Other Landlord -Tenant Issues

- Repairs issues on the premises
- Rental damages/invoice disputes
- Assistance with the Small Claims process

Northwest Justice Project's CLEAR Hotline

(Coordinated Legal Education, Advice and Referral)

1-888-201-1014

Hours of Operation: 9:15 a.m. - 12:15 p.m. M-F

CLEAR is Washington's statewide toll-free hotline for low-income people seeking free legal assistance with civil legal problems.

Deaf, hard of hearing or speech impaired callers can call CLEAR or 2-1-1 (or toll-free 1-877-211-9274) using the relay service of their choice.

Interpreters are available.

Seniors (age 60 and over) can also call CLEAR*^{Sr} at [1-888-387-7111](tel:1-888-387-7111), regardless of income.

EVICTION RESOURCES

The law about Residential Landlord Tenant Act is in the **Revised Code of Washington Title 59.12, 59.18, and 59.20** (available online at <https://apps.leg.wa.gov/rcw/>)

Common landlord-tenant related questions and answers can be found at:

<https://www.washingtonlawhelp.org/>

- My Landlord Just Threatened to Evict Me
- Eviction and Your Defense
- I Need to Respond to an Eviction lawsuit
- My Landlord Locked Me Out
- My Landlord Enters My Unit Without Permission
- My Landlord Shut Off My Utilities
- My Former Landlord Says I Owe Damages
- Getting Your Security Deposit Back
- My Landlord is Discriminating Against Me
- Tenants: If You Need Repairs
- Public Housing Grievance Procedure
- Protecting Your Section 8 Voucher



Facing Eviction?

LEGAL HELP IS AVAILABLE



Snohomish County Legal Services

Housing Justice Project

2722 Colby Ave., Suite 308

Everett, WA 98206

(425) 258-9283, Ext. 5

information@snocolegal.org

HOUSING JUSTICE PROJECT CLINIC

A walk-up, in-person, clinic at the courthouse staffed by SCLS attorneys and local volunteer attorneys.

First Come First Served with priority to those with a UDA (eviction) hearing that day or other urgent matters.

Location and Hours

Snohomish County Superior Courthouse
3000 Rockefeller Ave.,
Everett, WA 98201
First Floor down the main hallway

Tuesday - Friday 8 a.m. - 9:50 a.m.

Come to the HJP Clinic if you:

- Just been served with Court papers
- received a Notice to Pay Rent or Vacate, a Notice to Comply or Vacate, or a Notice to Terminate Tenancy
- If you have a Show Cause (eviction) Hearing Scheduled (even though the Show Cause Order directs you to appear at 10:30a.m., come at 8am)

Bring Copies of:

- Ledger
- Lease
- Any documents you received
- Any evidence relevant to your UDA case

**You will need to complete the intake paperwork to determine if you are eligible for HJP services

HJP cannot guarantee the provision of services for any individual

EVICTIION RESOLUTION PROGRAM (ERP)

This program brings Tenants and Landlords together with a professionally trained impartial mediator to attempt to resolve non-payment of rent disputes before an eviction lawsuit is filed. Volunteers of America in Western Washington operates the local Dispute Resolution Center and provides Early Resolution Specialists to help parties resolve their disputes.

This program is free to Tenants and Landlords.

In Snohomish County, Landlords must provide an ERP notice to tenants informing them of the program before bringing an eviction lawsuit.

The landlord must give tenants the option to participate in ERP. The Early Resolution Specialist will make at least three attempts to connect the tenant to inform them of any available rental assistance, determine if the tenant is eligible for rental assistance, and begin negotiating settlement with the parties.

If the ERP is successful, then the tenant and the landlord will receive a written copy of the settlement agreement.

If the ERP is not successful, the specialist will sign a DRC certification and give it to the landlord, who may then proceed with filing an eviction lawsuit.

If the Early Resolution Specialist is unable to contact the tenant after making three attempts to contact the tenant, the specialist will sign a DRC certification document and give it to the landlord, who may then proceed with filing an eviction lawsuit.

**Volunteers of America
Dispute Resolution Center
Early Resolution Specialists**
(425)339-1335, Ex.3
earlyresolution@voaww.org
www.voaww.org/dr

RIGHT TO COUNSEL PROGRAM (RTC)

IMPORTANT!

There have been recent changes to the Residential Landlord-Tenant Act (RLTA) (found at [SB1236](#) and [SB5160](#)).

There are now many new tenant protections along with an established Right to Counsel for indigent tenants. This is a right of an indigent tenant defendant to have a lawyer assist in their defense, even if they cannot afford to pay for an attorney.

A tenant's legal status does not matter.

To qualify, a person must be a tenant and must receive public assistance or have an income up to 200% of the Federal Poverty Level. Some living conditions such as living in a hotel or campground might not qualify.

**RTC Screening Line
1-855-657-8387**

If you qualify, you may have a lawyer providing free legal representation throughout your unlawful detainer process.

If you do not qualify for an appointed attorney, you may be able to obtain a private attorney or low-cost consultation:

**Washington State Bar Association
Moderate Means Program
1-855-741-6930**

**Snohomish County Bar Association
Lawyer Referral Service
(425) 388 - 3018**