

# Landlord's Notice Initiating Eviction Prevention Program

## Spokane Municipal Code § 10.57.230

Pursuant to Spokane Municipal Code 10.57.230, your landlord has initiated the eviction prevention program. Your landlord has reached out to the following organization(s) providing rental assistance to City of Spokane residents:

Organization	Phone	Website	Population Served	Selected
KCBA Housing Justice Project	(509) 878-6488, option 3	kcba.org	All households	<input type="checkbox"/>
Spokane Neighborhood Action Partners (SNAP)	(509) 456-7627	snapwa.org	Households without children	<input type="checkbox"/>
Catholic Charities of Eastern Washington	(509) 325-5000	cceasternwa.org	Households with children	<input type="checkbox"/>
Carl Maxey Center	(509) 987-8674	carlmaxeycenter.org	All households	<input type="checkbox"/>
Family Promise of Spokane	(509) 818-2393	familypromise spokane.org	Households with children	<input type="checkbox"/>
Transitions	(509) 455-4249	transitionsspokane.org	Households without children	<input type="checkbox"/>
Nuestras Raíces Centro Comunitario	(509) 557-0566	nuestrasraiceswa.org	All households	<input type="checkbox"/>
Career Path Services	(509) 326-7520	careerpathservices.org	Households without children	<input type="checkbox"/>
YWCA Spokane	(509) 326-2255	ywcaspokane.org	Survivors of domestic violence	<input type="checkbox"/>

Your case number (if applicable) is: \_\_\_\_\_

**Please contact your landlord, in writing, within 5 days of receipt of this notice to participate in the Eviction Prevention Program.**

### **Section 10.57.230 Participation in Eviction Prevention Program**

Either landlord or tenant may initiate eviction prevention assistance, as follows:

A. A landlord may initiate eviction prevention program by notifying the tenant in writing at the time of notice to pay or vacate, as provided in Section 10.57.220. Such notice shall include the name, contact information, and the applicable case number (if known) of the prevention program provider chosen by the landlord.

B. A tenant who receives notice of landlord's election to participate in eviction prevention must notify the landlord in writing within five (5) days if the tenant desires to participate in the eviction prevention program. If a tenant does not receive notice from the landlord as provided in subsection A above, a tenant may initiate eviction prevention by notifying the landlord in writing of the tenant's desire to participate in eviction prevention within ten (10) calendar days of receipt of the notice to pay or vacate as provided in Section 10.57.220. The tenant's notice shall include the name, contact information, and the applicable case number (if known) of the prevention program provider chosen by the tenant.

C. Unless exempted under section 10.57.240, the landlord shall not commence an unlawful detainer action, or seek to otherwise remove a residential tenant unless the following have occurred:

1. The landlord has enrolled with the pre-filing eviction prevention program and provided notice of prevention resources to the tenant consistent with section SMC 10.57.220; and
2. The landlord:
  - a. Initiated eviction prevention and the tenant failed to notify the landlord under subsection B, or
  - b. After receipt of tenant's notice under subsection B above, participated in the eviction prevention program in good faith prior to that date which is thirty (30) calendar days from the date of notice in Section 10.57.220.

D. The landlord must provide the tenant with a notice of eviction prevention resources under 10.57.220 regardless of the landlord or tenants' participation in the eviction prevention program.

#### **Landlord's Contact Information**

Date: \_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Landlord's Mailing Address:

\_\_\_\_\_