



SB 5160 – Kein jiba– k«l

Unin ko

Kamelim in detain kin an bw«d an j«rbal: pepa in karuoj armej ro moko bwe rekar jab k«lk woneen rent ak rekar kakure lease eo aer. Alab eo ej aikuij aanak e wawein kamelim ko rejimwe –an kajit«k ibben court –an lelak melim bwe ren bar bokke unit in rent eo.

Kein b«brae –an armej eo ej jokwe moko

„an armej eo ej rent:

Kein b«brae kein emaro– apply –an:

- Armej ro remaro– b«brae iumwin (kakien eo an Alab-Armej eo ej jokwe mweo) Landlord-Tenant Act.
- Armej ro rej jokwe ilo moko emaro– emakit
- Armej ro rej jokwe iumwin moko armej rej jokwe ie, enw«t hotel ak motel ak jikin camp ko:
 - o „an 30 raan ak elaplak ekar j«n Maaj 1, 2020; ak
 - o „an elaplak j«n 30 raan elikin Maaj 1, 2020, maien em«j aer loe 7-raan pepa in karuoj er.

„e kwar jab maro– k«lk rent ikatan March 1, 2020 im Dijemba 30, 2021:

- Alab eo am emaro– jab ba kwomuri bwe erumij am k«lk rent ak kin wunin ko jet kin am jab k«lk rent ilo torre eo; im
- Alab eo am ejjab aikuij kammane juon report eo ej kwalok ke kwoja–in k«lk rent, ak ekar wor juon pepa in karuoj kwe ekar file –an kwe, kinke kwokar jab k«lk rent ilo torre eo.

Alab eo ejelok kwonan –e kwar jab k«lk rent ikatan March 1, 2020 im Dijemba 30, 2021, ilo an kalimjek pepa in rent eo am.

Alab eo kio ak Alab eo iliju im joklaj ejjab maro– ba jaab, ak jolok pepa ko –an, ak kaman bwe enjab bellok jikin rent ko kin history in na–inmej eo am, ekoba am expose –an COVID-19 ak infection ko.

Alab eo kio ak Alab eo iliju im joklaj ejjab maro– kajit«ke pepa in dakto ko am, maien rej aikuij in etaale request eo am –an kaman oktak ko an mweo ekar –an kwe.

„e juon Alab ak Alab eo torre eo ej kakure kalimur kein tulo–, kwomaro– sue er kin aer kakure kalimur ko im ba ren k«lkiki woneen attorney eo am im woneen ko ilo court.

„an Alab ro:

Kein b«brae kein ej apply –an:

- Armej ro rej b«brae iumwin Residential Landlord-Tenant Act.
- Armej ro rej jokwe ilo moko emaro– emakit
- Armej ro rej jokwe iumwin moko armej rej jokwe ie, enw«t hotel ak motel ak jikin camp ko:
 - o „an 30 raan ak elaplak ekar j«n Maaj 1, 2020; ak
 - o „an elaplak j«n 30 raan elikin Maaj 1, 2020, maien em«j aer loe 7-raan pepa in karuoj er.

„e kwar jab maro— kɔlk rent ikatan March 1, 2020 im Dijemba 30, 2021:

- Kwomaron jab kamuri bwe erumij kɔlk rent ak kin wunin ko jet kin jab kɔlk rent ilo torre eo; im
- Kwomaro— jab aikuij kammene juon report eo ej kwalok Alab eo an armej eo eja—in kɔlk rent, ak —e kwar file e juon pepa in karuoj kwe ekar file —an armej eo, kinke armej eo ekar jab kɔlk rent ilo torre eo.

Ejelok kwonaam —e armej eo ej jokwe moko ekar jab kɔlk rent ikatan March 1, 2020 im Dijemba 30, 2021, ilo an kalimjek pepa in rent eo an.

Kwojjab maro— ba jaab, ak jolok pepa kein, ak kaman bwe enjab bellok jikin rent ko kin history in na—inmej eo an armej eo ej jokwe mweo, ekoba an expose —an COVID-19 ak infection ko.

Kwojjab maro— kajitke pepa in dakto ko an armej eo ej jokwe mweo, maien rej aikuij in etaale request eo am —an kaman oktak ko an mweo ekar —an kwe.

„e kwe kwoj kakure kalimur kein tulo—, Alab eo am emaro— sue kwe kin am kakure kalimur ko im emaro— ba kwon kɔlkiki woneen attorney eo an im woneen ko ilo court.

Plan in karoolak kɔlk

„an armej ro rej rent:

Plan in karoolak kɔlk ko rej bellok —an:

- Armej ro rej jokwe moko rej bed iumwin Residential Landlor-Tenant Act eo
- Armej ro rej jokwe ilo moko emaro— emakit
- Armej ro rej jokwe iumwin moko armej rej jokwe ie, enwɔt hotel ak motel ak jikin camp ko:
 - o „an 30 raan ak elaplak ekar jɔn Maaj 1, 2020; ak
 - o „an elaplak jɔn 30 raan elikin Maaj 1, 2020, maien emɔj aer loe 7-raan pepa in karuoj er.

„e kwar jab maro— kɔlk rent ikatan March 1, 2020 im Dijemba 30, 2021, Alab eo am ej aikuij lewaj schedule in karoolak kɔlk ko —an torre ko kwar jab kɔlk rent. Bwe en tobrak schedule in karoolak kɔlk ko, aolepen kɔlk ko am aolep iumwin plan in karoolak kɔlk ko ejjab aikuij laplak jɔn juon-matan-jilu kɔlk ko aolep allo— ilo torre ko kwar jab maro— in kɔlk. Waan jo—ak, —e rent eo am ej \$1,500 juon allo— ilo ien pandemic ilo torre eo kwojjab maro— in kɔlk, remaro— jab elewaj plan in karoolak kɔlk bwe elaplak jɔn \$500 juon allo— (1/3 in rent aolep allo—) —an am maro— kɔlkiki aolepen.

„e kwojjab errɔ kin kakien ko an plan in karoolak kɔlk iumwin 14 raan, Alab eo am emaro— jinoe kammene pepa ko an court —an an maro— karuoj kwe (ettan menin ej (pepa in karuoj kwe) unlawful detainer action). Pepa in karuoj in ej aikuij jermal iumwin court, im emakaj an emakitkit ilo system ko an court. Ilo jet county ko, (Kaman jimwe ilo aer karuoj kwe program eo) Eviction Resolution Program eo ej kamelim bwe Alab eo am en kenan ippam kin wawein am karoolak kɔlk in allo— ko kwokar jab kɔlk mokta jɔn an Alab eo am file e juon pepa in karuoj kwe enwot ke ej jumae kwe.

Juon Plan in karoolak kɔlk ej aikuij:

- Ej aikuij kɔlk maien 30 raan elikin aer lewaj plan eo —an kwe;
- Ej jermal wɔt —an rent, ejjab —an menko rerumij, woneen attorney eo, ak menko jet an government; im
- Men bwe kɔlk kein en itok jɔn menko jet jɔn income eo am, ak jɔn doulul ko rejjab profit, mon jar, ak doulul ko an kabu—, ak jɔn menko an government; im
- Enjab bedbed iumwin:
 - o Menko mweium iumwin pepa ko an rent eo;
 - o Woneen am kɔlkiki attorney eo, woneen court, ak woneen ko jet ekar —e kwoj kaman oktak —an pepa in rent ko;
 - o Renij aikuij bwe kwon apply —an menin jiba— ko jɔn government ak lelak kein kamool kwe kwoj ebbɔk ak emɔj am bokke menin jiba— ko jɔn government; ak
 - o Kaman am melim in jolok pepa eo ej karuoj kwe jɔn mwemom, im jek ke enij wor am ien —an uaak e pepa in karuoj eo, mokta jɔn an Alab eo maro— bokke pepa in karuoj kwe jɔn mwemom (ettan menin ej pepa in kɔjermal rijermal ro bwe ren karuoj kwe).

„e kwobar roolak –an plan in karoolak kɔlk ko, Alab eo emaro– apply –an an roolak jɔn ko jɔn (Program eo an kadriklak joreen ko an Alab) Landlord Mitigation Program (lale tulal ilo page in) ak wonmanlak kin pepa in karuoj eo, ekar –an kalimur ko iumwin Eviction Resolution Program eo (lale page 4).

„an jɔn in jiba– ko jɔn federal, state, local, private, ak program ko rejjab proft ej bellok, kwe im Alab eo am maro– wonmaanlak im kabbok wawein jiba– –an kadriklak ak jolok balance in rent eo.

Ilo pepa in karuoj eo, court eo ej aikuij etaale menkein, ekoba an driklak income ak laplak woneen ko kin COVID-19, im plan in karoolak kɔlk eo emɔj aer lewaj.

„e Alab eo am ejjab elewaj plan in karoolak kɔlk enwot emɔj ad kenan kake, kwomaro– ba menin enwot kein bɔbrae kwe make ilo court –e Alab eo enij file e pepa in karuoj kwe kin am jab kɔlk rent, im judge eo ejjab maro– kabɔrak aer karuoj kwe.

„an Alab eo:

Plan in karoolak kɔlk ko rej bellok –an:

- Armej ro rej jokwe rej bɔbrae iumwin Lanlord-Tenant Act
- Armej ro rej jokwe ilo moko emaro– emakit
- Armej ro rej jokwe iumwin moko armej rej jokwe ie, enwɔt hotel ak motel ak jikin camp ko:
 - o „an 30 raan ak elaplak ekar jɔn Maaj 1, 2020; ak
 - o „an elaplak jɔn 30 raan elikin Maaj 1, 2020, maien emɔj aer loe 7-raan pepa in karuoj er.

„e armej eo ej jokwe ejab maro– kɔlk rent ikatan March 1, 2020 im Dijemba 30, 2021, kwoj aikuij kaman schedule in karoolak kɔlk ko –an torre ko kwar jab kɔlk rent. Bwe en tobrak schedule in karoolak kɔlk ko, aolepen kɔlk ko aolep iumwin plan in karoolak kɔlk ko ejjab aikuij laplak jɔn juon-matan-jilu kɔlk ko aolep allo– ilo torre ko armej eo ej jokwe ekar jab maro– in kɔlk. Waan jo–ak, –e rent eo armej eo ej jokwe ej \$1,500 juon allo– ilo ien pandemic ilo torre eo ejjab maro– in kɔlk, remaro– jab elewaj plan in karoolak kɔlk bwe elaplak jɔn \$500 juon allo– (1/3 in rent aolep allo–) –an an maro– kɔlkiki aolepen.

„e armej eo ej jokwe ejab errɔ kin kakien ko an plan in karoolak kɔlk iumwin 14 raan, kwomaro– jinoe kammane pepa ko an court –an am maro– karuoj er (ettan menin ej (pepa in karuoj kwe) unlawful detainer action). Ilo jet county ko, (Kaman jimwe ilo aer karuoj kwe program eo) Eviction Resolution Program eo ej kamelim bwe kwon kenan ibben armej eo ej jokwe kin wawein an karool waj kɔlk in allo– ko ekar jab kɔlk mokta jɔn am file e juon pepa in karuoj er (lale page 4).

Juon Plan in karoolak kɔlk ej aikuij:

- Ejjab aikuij kɔlk maien 30 raan elikin am lelak plan eo –an armej ej jokwe mweo;
- Ej kɔlk wɔt rent, ejjab –an woneen rumij, woneen attorney eo, ak woneen ko jet im muri ko;
- Men bwe kɔlk kein en itok jɔn menko jet jɔn income eo am, ak jɔn doulul ko rejjab profit, mon jar, ak doulul ko an kabu–, ak jɔn menko an government; im
- Enjab bedbed iumwin:
 - o Menko mweien armej eo ej jokwe mweo iumwin pepa ko an rent eo;
 - o Woneen kɔlkiki attorney eo an armej eo ej jokwe mweo, woneen court, ak woneen ko jet ekar –e rej kaman oktak –an pepa in rent ko;
 - o Kwonij ba renij aikuij apply –an menin jiba– ko jɔn government ak lelak kein kamool kwe kwoj ebbɔk ak emɔj an bokke menin jiba– ko jɔn government; ak
 - o Kaman aer melim in jolok pepa eo ej karuoj er jɔn mwemon, im jek ke enij wor an ien –an uaak e pepa in karuoj eo, mokta jɔn an am maro– bokke pepa in karuoj er jɔn mwemon (ettan menin ej pepa in kɔjɔrbal rijɔrbal ro bwe ren karuoj kwe).

(Program in an Alab eo kadriklak joreen ko) Landlord Mitigation Program (LMP): (<https://www.commerce.wa.gov/serving-communities/homelessness/landlord-fund-programs/landlord-mitigation-program/>)

(Ra eo an Commerce) Department of Commerce ej elewaj melele kin LMP ilo website eo aer. SB 5160 ekar likit kajin ko –an kalaplak e LMP, enwot ad kenan kake ilo page en juon:

Alab ro remaro—bukot j<n ko aer j<n LMP elaplak —an \$15,000 jo—an eo ekar jab k<lk —an rent ikatan March 1, 2020 im Dijemba 30, 2021 —e:

- Armej eo ej jokwe mweo ekaju emakit ak jako j<n mwemon (botaab kinke ewor pepa in karuoj), im edrik income eo an, e limit wawein jiba— ko an ak ej e—jak e an edodo; ak
- Armej eo elak roolak —an plan in karoolak k<lk eo im jekar kenan kake tulo—, ejjanin b>jrak an jokwe mweo ilo torre eo ak ilo an bar karoolak j<n ko.

Alab eo ej bukote j<n ko an j<n LMP emaro— jab kammane jerbal ko an ilo court ak bukot kilen an bokke j<n ko j<n armej eo ej jokwe kin joreen ko an kin an jab k<lk rent.

Eviction Resolution Pilot Program (ERPP)

SB 5160 ej bedbed iumwin menko an court ikijen Eviction Resolution Pilot Program eo im ej bed ilo jijino county ko: Clark, King, Pierce, Snohomish, Spokane, im Thurston. ERPP ej kalimur ke Alab ro rej aikuij nok kwonaer —an aer kenan ibben armej ro rej jokwe kin plan in karoolak k<lk eo kin allo— ko rekar jab k<lk ilo aer kenan kake, err< ibben doon, ak kadriklak ilo (Jikin kadriklak aba— ko) Dispute Resolution Center mokta aer maro— in file e pepa in karuoj eo kin aer jab k<lk rent. Ilo torre eo ERPP ej jerbal ilo jijino county ko rej bed ilo list in tulo—, SB 5160 ej aikuij bwe (Obij ko an Admin ilo Court) Administrative Office of the Courts —an kaman contract ibben center in kadriklak aba— ko ilo county ko kajojoim rej bed iumwin ERPP.

Kwomaro— lale etaale in melele in program in ijin: <https://www.courts.wa.gov/newsinfo/content/Eviction%20Resolution%20Program%20Overview.pdf>

Iumwin ERPP, Alab eo ej aikuij:

- Elelak kojell< —an armej eo an ERPP. Alab eo ej aikuij kwalok kein kamool in jerbal eo an ak an mail e kojell< eo.
- Kakobaiki melele ko kajojo ilo kojell< eo an:
 - o Melele in wawein tebed e —an center in kadriklak aba— eo;
 - o Melele in tebed e —an project an jimwe ilo housing ko —an county eo ak doulul eo an bukon eo ilo an elalak wawein jiba— ikijen housing —an low-income moko, kalimur ke kojell< eo ej bellak ilo bwijin kajin ilo website eo [ijin](#):
 - o Melele in wawein tebed kwe —an Alab eo, attorney an Alab eo, —e ewor, im —an armej eo ej jokwe mweo, im
 - o Juon kojell< ke ej kwalok an jab maro— in uaak ilon 14 raan emaro— juen bed ilo file ko an pepa in karuoj ibben court.
- Alab eo ej aikuij jilikinlak copy in kojell< ko —an local center in kadriklak aba— ko im bokke certificate in an bok kwonaan mokta j<n an kammane pepa in karuoj eo —an hearing ilo court.

Melim —an Counsel

Court eo emaro— appoint e juon attorney bwe en bok jikin armej eo ej jokwe ilo aer kenan kin pepa in karuoj eo, ekar —an —e ewor j<n —an kammane. Armej eo ej jokwe ilo moko im ej ebbok menin jiba— ko an loblej, ak ewor an annual income, elikin tax, 200 percent ak driklak in federal poverty level eo ilo torre in:

- (Temporary jiba— —an baamle ko elap aer aikuij) Temporary Assistance for Needy Families (TANF)
- Elilap ak l>lap, ebilo, menin jiba— ko ikijen handicap
- Jiba— j<n Mon Ejmour iumwin RCW 74.09.035
- Menin jiba— ko —an armej ro reb>raro
- Menin jiba— ko —an ritarinae ro rejarm>l
- Food stamp ko ak menin jiba— ko an Food stamp em>j an transfer ilo (EBT)
- Menin jiba— ko —an refugee ro
- Medicaid
- (J<n ikijen Security Income eo) Supplemental security income (SSI)

Ilo aer appoint attorney eo bwe en bok jikin ibben armej eo ej jokwe moko ikijen pepa in karuoj eo, priority eo renij lelak armej eo ilo county ko ekw<tkw< an walok aer karuoj armej ie im —an armej ro rej loe ke remaro— karuoj er jen mwemon. Bukon eo enij k<lk woneen jiba— ko ilo court ibben attorney eo rekar appoint e.