



# RESOURCES MAY BE AVAILABLE TO ASSIST THE TENANT PAY PAST DUE RENT

## Eviction Diversion Pilot Program and City of Richmond Voluntary Eviction Diversion Program (EDP)

### These two programs are available **ONLY**:

- To tenants renting in the **City of Richmond**.
- **AFTER** an unlawful detainer (eviction lawsuit) has been filed against the tenant.
- **BEFORE** a judgment of possession (court order) has been made in that lawsuit.
- If the **SOLE ISSUE** between landlord and tenant is nonpayment of rent.
- If the landlord and tenant agree on the amount due as of the court date.

**Landlords may be able to get owed rent.**



Are you interested in possibly getting the rent money owed? Want to avoid the loss of rent during an eviction process? Don't want the hassle of finding a new tenant?

### TO TAKE PART IN EITHER PROGRAM, THE TENANT MUST:



- Come to court on the court date and pay **25%** of the amount due.
- Explain the reason for falling behind in rent.
- Be able to pay ongoing rent when due **AND** catch up on the back rent.

### To Take Part in the Eviction Diversion Pilot Program, the Tenant Must:

- Have a good rent paying record:
  - Not been late more than twice in a 6-month period.
  - Not been late more than three times in a 12-month period.
  - Not been in an EDP in the last 12 months.
- Not had an unlawful detainer dismissed by paying current in the last 6 months
- **The Eviction Diversion Pilot Program does not require the Landlord's agreement.**

### To Take Part in the EDP:

- Encourage the tenant to apply online at **RVAevictions.org**
- If the tenant qualifies, a Conciliator Representative will contact both the landlord and tenant to proceed.
- **The EDP requires the Landlord's agreement.** If no agreement, the case will be handled in the usual manner.



Apply to the EDP online as soon as possible:

**RVAevictions.org**



*(If you do not have internet access, call 1-833-663-8428, press 4, and leave a message.)*

### Documentation Required for Participation:

Rental Lease, Rental Account Ledger, and Proof of Income