

# STOP!

## Before filing a new Unlawful Detainer case:

○ Is the landlord evicting the tenant because the tenant owes rent?

**Yes**

**NO**

*The case can be filed if the answer is NO.*

○ If the above answer is YES: Is there a DRC Certificate?

**Yes** there is a DRC Certificate

The case can be filed.

**NO** there is NO DRC Certificate and the case alleges nonpayment of rent.

The case **should be referred to mediation.**

Contact Dispute Resolution Center **prior to filing your new case.**

Resources: [www.yakimacounty.us/2576/Unlawful-Detainers](http://www.yakimacounty.us/2576/Unlawful-Detainers)

Yakima Valley Landlord Association 509-457-477 <https://YakimaLandlords.org>

Dispute Resolution Center 509-453-8949 <https://drcyakima.org>

**NOTE:** The Clerk's Office will "File" your matter if you request them to. However, the **Clerk's Office is not responsible if you have not:** contacted the above or processed your papers correctly.