

Eviction Court & The Early Resolution Program (ERP)

What is ERP and how is Law Center for Better Housing involved? ERP is a FREE Cook County initiative to resolve eviction, foreclosure, debt, and tax deed issues. ERP connects tenants with mediation services, rental assistance, and legal advice. As long as you show up on your first court date, a final decision should not be made in your case. LCBH attorneys meet with tenants facing eviction and provide information. Attorneys work with tenants to resolve their case outside the courtroom whenever possible through settlement negotiation.

How do I get connected with an ERP attorney and what happens next? You must attend the first court date you are aware of to connect with an ERP Attorney. An ERP case manager will either schedule you for an appointment with an ERP attorney or transfer you into the ERP Zoom meeting room. As long as you attend court, your case will not go to trial on your first court date. Your ERP attorney will ask you question about your case and goals. They will also provide you with options for settlement, connect you with rental assistance, and answer any questions you have about navigating eviction court. Connecting with an attorney in ERP does not mean you have retained an attorney for your case and does not mean you are automatically eligible for extended services. You still need to go to all your pending court dates yourself.

What can an ERP settlement look like? Settling your case means reaching an agreement that both sides can live with. Settlements depend on the facts of the case, your goals, and what your landlord will agree to. ERP attorneys will work with you to decide which settlement plan is most realistic and helpful for you. You may not get exactly what you want in a settlement, but you have some control over the outcome. See Settlement Types FAQ for more information.

Do I need to file an appearance or a jury demand? Filing an appearance and jury demand are good topics to discuss with your ERP attorney. We recommend that you do not file anything before your first court date, so that you can talk about this with your ERP attorney first. After your first court date, if an attorney is not able to file an appearance for you, you may file an appearance and a jury demand if you want a jury to decide your case instead of a judge. If you want to file a jury demand, you will need to file the separate jury demand document, along with your appearance, before your second court date or you will give up your right to a jury. You can find more directions for filing an appearance and jury demand on the Illinois court's website [here](#). The Clerk will charge a fee for filing an appearance and a jury demand. If you have a modest income, you can ask the court to excuse you from paying this fee by filing a fee waiver form. You can find more information about the fee waiver request on the court's website above.

Who can see that I have an eviction case pending? Generally, eviction court records are open public records and anyone can see the record by searching online or going to the courthouse. An ERP attorney may be able to help you "seal" the court record as part of settling your case. Due to legislation changes, this is not always possible.

Have more questions about ERP? Chat with us at www.rentervention.com or text "Hi" to 866-773-6837

