



Navigating Housing and Debt Issues for Vulnerable Populations

FRIDAY, DECEMBER 12, 2025

Approved for 4.0 CLE credits (3.5 Law & Legal Procedure + 0.5 Other)

\$112 - Senior Lawyers Section Members (discount applied at checkout)

\$159 - Standard/Non-Section Members

\$137 - Join the Section

Washington State Bar Association

1325 Fourth Ave., Suite 600 | Seattle, WA 98101

WEBCAST
ONLY

DESCRIPTION

Presented in partnership with the WSBA Senior Lawyers Section

This seminar will cover various issues regarding housing and managing debt in financially vulnerable populations, including options in bankruptcy. The seminar will conclude with a short session on how and why lawyers should look after their mental health as they age, including recognizing the signs of cognitive decline.

COMMITTEE

Al Armstrong - Senior Lawyers Section Executive Committee, Seattle

William Cameron - Senior Lawyers Section Executive Committee, Tacoma

Carole Grayson - University of Washington School of Law, Seattle

Laurin Schweet - Senior Lawyers Section Executive Committee, Seattle

SCHEDULE

8:10 a.m. > Webcast Log-In Opens

8:25 a.m. > Welcome and Introductions

- **Carole Grayson** - University of Washington School of Law, Seattle

8:30 a.m. > Dealing with Debt

90 minutes, 1.5 credits L&LP

This section will cover educational options attorneys can refer clients to, an overview of Washington State exemptions for real and personal property, and a general overview of the liquidation and reorganization options in bankruptcy.

- **Tony Leahy** - Consumer Education and Training Services (CENTS), Seattle
- **Michael M. Sperry** - Schweet Linde & Rosenblum, PLLC, Seattle
- **J. Todd Tracy** - The Tracy Law Group PLLC, Seattle

10:00 a.m. > BREAK

10:15 a.m. > Breaking the Cycle: Eviction Prevention Through Early Conflict Resolution

60 minutes, 1.0 credits L&LP

Attendees will explore innovative approaches to resolving housing disputes before they escalate into eviction and litigation. The session will cover the tools and strategies behind voluntary conflict intervention services, including coaching, conciliation, and mediation techniques designed to stabilize tenancies and reduce homelessness. Participants will gain practical insights into how early intervention benefits both landlords and tenants, as well as how these approaches intersect with evolving legal frameworks and community needs.

- **Lauren Novack** - Housing Connector, Seattle

11:15 a.m. > BREAK

11:30 a.m. > Ejectment v. Unlawful Detainer

60 minutes, 1.0 credits L&LP

Landlords are facing new challenges in enforcing their rights under residential leases in Washington State. Unlawful detainer is not necessarily the most efficient manner in which to regain possession of leased property. This presentation will discuss ejectment as an alternative and examine pros and cons of pursuing this remedy.

- **Evan L. Loeffler** - Lewis Brisbois, Seattle

12:30 p.m. > Why Vigilance and Planning are Better than Damage Control: Ignore Cognitive Warning Signs at Your Peril

30 minutes, 0.5 credits Other

Why does this talk choose to focus on how to move your health forward in face of cognitive decline? Because the psychology of lawyers is more often than not to deny and minimize. Signs of cognitive decline are overlooked by most. One third of people with subjective cognitive decline report that it interferes with their social and work life. Yet less than half of this group report their concerns to a health care professional.

- **G. Andrew H. Benjamin, JD, PhD, ABPP** - University of Washington School of Law and Department of Psychology, Seattle

1:00 p.m. > Adjourn • Complete Online Evaluations

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REGISTRATION

To register online, please go to the [registration page](#). Click to add to cart and complete your purchase. You may pay by credit card, or via ACH. Alternatively, you may print and mail an invoice seven business days prior to the program along with your check payable to WSBA. Credit card payments by mail or fax are no longer accepted. Note, our service provider will charge you a separate, non-refundable transaction fee of 2.5% on all bank card transactions.

Effective Oct. 1, 2025, applicable sales tax will be applied to all live seminar registrations (in-person or virtual). For more information, refer to changes to [Washington sales tax law](#).

If special accommodations are needed, please email cle@wsba.org or call toll-free at 1-800-945-9722.

Please omit my name from the networking list made available to exhibitors and/or attendees.

PRICING INFORMATION

#26860 WEB, attend via webcast, 12/12/25

- \$112 - Senior Lawyers Section Members (discount applied at checkout)
- \$159 - Standard/Non-Section Members
- \$137 - Join the Section [add the Related Items Senior Lawyers Section membership (\$25) to your cart during step three at checkout and register at the Section member rate (\$112)].

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In most circumstances, if you cannot attend the live event, we can transfer your registration to the on-demand product, once available (8-10 weeks from the program delivery date). Generally, for webcast/webinar registrations, tuition fees may be refunded, less \$25 for processing, for written cancellations postmarked, emailed, or faxed up to the start of the event. For in-person registrations, tuition fees may be refunded, less \$25 for processing, for written cancellations postmarked, emailed, or faxed by 5 p.m. up to three business days before the event. No refunds will be provided after the dates specified. You may also send a substitute in lieu of canceling. *When applicable, specific exceptions to these policies will be noted on individual event registration pages.* Please email cle@wsba.org with any requests or questions.

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PHONE > Call **800-945-9722** or **206-443-9722** with credit card and registration/order form in hand. Our service provider will charge you a separate, non-refundable transaction fee of 2.5% on all bank card transactions.