

UNLAWFUL DETAINERS (EVICTIONS)

Q: WHAT IS HAPPENING WITH UNLAWFUL DETAINER (EVICTION) CASES?

A: Legislation in Assembly Bill No. 3088, Sen. Bill No. 91, and Assembly Bill No. 832 continues to impact the filing of unlawful detainers. Please review the new legislation, *Tenant, Homeowner, and Small Landlord Relief and Stabilization Act*, Assembly Bill No. 3088, extended by Sen. Bill No. B-91, and further extended by Assembly Bill No. 832 https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB832.

For a plain language explanation of some of the impacts of the Act, please see the information provided by Housing is Key located at <https://housing.ca.gov/>. This interactive guide will help both landlords and tenants understand their rights under the new Act.

The Judicial Council form “Plaintiff’s Mandatory Cover Sheet and Supplemental Allegations”, UD-101, is now required to be filed in all new unlawful detainer cases. You can access a fillable version of the UD-101 form here: <https://www.courts.ca.gov/documents/ud101.pdf>.

Q: IS THE COURT SETTING MANDATORY SETTLEMENT CONFERENCES?

A: Yes; when a residential unlawful detainer case is set for trial, the Court also sets a Mandatory Settlement Conference held via Zoom. The Mandatory Settlement Conference is conducted by a Housing Settlement Master and is no cost to the parties. Further information will be provided by the Court at the time the case is scheduled for trial.

The California Judicial Council has developed a video called *Resolving Your Unlawful Detainer (Eviction) Cases in the California Courts* that provides information about the options for resolving disputes between landlords and tenants. The video is available in English, Spanish, Chinese, Korean, Vietnamese, and Russian, using the following link: <https://www.courts.ca.gov/20130.htm>.

Q. WHERE CAN I GET ADDITIONAL INFORMATION?

A: Additional information is located on the Court’s website, under the “Civil – Unlawful Detainer/Eviction” page. There you will find updated information from the Judicial Council and local agencies who provide additional assistance and workshops as well as self-help information for tenants and landlords.

Please remember that it is the ultimate responsibility of the party filing unlawful detainer documentation to ensure that all requirements and governing authority are met, that the most recent version of Judicial Council forms are used, and that all required attachments are included prior to the submission of the documents to the Court. Failure to comply with current legislation or to complete or submit the required documents may result in a delay in processing, or a rejection of the documents.

Court staff is unable to provide legal guidance or advice. Those in need of assistance should contact the self-help agencies located on the Court's website, under the "Civil – Unlawful Detainer/Eviction" page.