

Civil

Unlawful Detainer Cases

Unlawful detainer cases, also called evictions, involve a lawsuit in which a landlord tries to evict a tenant because, according to the landlord, the tenant no longer has the right to live on the property.

Unlawful detainer cases may be filed at the Hall of Justice.

All hearing dates in unlawful detainer cases that were scheduled during the Court's closure have been vacated and will be re-scheduled by the Court. Parties will receive a notice from the Court with the date and time of the re-scheduled hearing, along with information regarding how to appear at the hearing.

Due to the COVID-19 emergency, government directives and orders are rapidly changing. For the most current information regarding the moratorium on evictions enacted by local governments, please consult your city's website or the County of San Diego website if you live in an unincorporated area of the county.

The Governor's Executive Order, Emergency Rules, and the City and County Emergency Moratoriums on Evictions do not relieve a tenant from the obligation to pay rent. In addition, the orders do not restrict a landlord's ability to recover rent due.

Self-Help Services for Unlawful Detainer (Landlord-Tenant) cases

Court-based legal service providers, Legal Aid Society of San Diego and San Diego Volunteer Lawyer Program, offers remote assistance by phone, email, and video conference during the pandemic. **You are encouraged to seek assistance from a legal service provider before visiting the courthouse.** Providers are attorneys and legal professionals who can explain procedures and prepare your forms. Services are provided at no cost.

Legal Aid Society of San Diego (LASSD)

- Remote assistance is available by phone and video conference
- LASSD will prepare and email your completed forms to you for filing
- 877-534-2524, Ext. 2844

San Diego Volunteer Lawyer Program (SDVLP)

- Remote assistance is available by phone and video conference
- SDVLP will prepare your forms and email them to you for filing
- Apply for assistance online by filling out the Landlord/Tenant Help Request Form at sdvlp.org
- 619-235-5656, Ext. 127

Unlawful detainer motion hearings are being held remotely at this time.

Find more information about unlawful detainer remote hearings on the Court's website at sdcourt.ca.gov/Civil.

In-person self-help services at court facilities will resume at a later date.

