

# 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 moratoriums 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.

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

Assistance with landlord-tenant matters is available in-person at courthouse walk-in clinics and remotely by phone and video, through the Legal Aid Society of San Diego (LASSD) and San Diego Volunteer Lawyer Program (SDVLP). Assistance is free and provided on a first-come, first-served basis.

#### Legal Aid Society of San Diego (LASSD)

- Legal Aid assists tenants with answers and ex-parte requests to stay a lockout in landlord-tenant matters. They do not assist with requests for eviction.
- Hall of Justice, 2<sup>nd</sup> Floor, Room 251
- Clinic Walk-In Hours:
  - Monday – Friday
  - 8:30 a.m. to 3:30 p.m.

#### San Diego Volunteer Lawyer Program (SDVLP)

- North County Regional Center, South Building, 1<sup>st</sup> Floor
- Apply for assistance online by filling out the Landlord/Tenant Help Request Form at [sdvlp.org](http://sdvlp.org)
- Clinic Walk-In Hours:
  - Monday – Friday
  - 8:30 a.m. to 12:00 p.m.
- Phone Hours:
  - Monday – Friday
  - 12:00 to 5:00 p.m.
- English: 619-235-5656, Ext. 118
- Spanish: 619-235-5656, Ext. 102

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](http://sdcourt.ca.gov/Civil).

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

