



Video Chapters

This video will guide you through the eviction process and give you important information to help you resolve your case. This instructional video includes narration and subtitles in English, Spanish and Russian.

Chapter One:

Introduction to the Court

Chapter Two:

The Eviction Process

Chapter Three:

Mediation Services

Chapter Four:

Services at the Sacramento Superior Court

Chapter Five:

Conclusion and Resources

This video is available at your local courthouse, or it can be viewed on-line at:

saccourt.ca.gov/ud/resolving-eviction-cases.aspx

If your organization would like a copy of this video, please contact the court.

The Sacramento Superior Court offers free legal advisory services and mediation at the Carol Miller Justice Center. Both the landlord and the tenant may use these services. Attorneys and supervised law students are ready to help you with all parts of the eviction process.

For more information, please visit the website or contact the court.



Sacramento Superior Court

On the Web at:

saccourt.ca.gov

**Carol Miller Justice Center
Unlawful Detainer Unit
301 Bicentennial Circle
Sacramento, CA 95826**

Phone Number:

(916) 875 - 7746

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www.courts.ca.gov/programs



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OF CALIFORNIA

Resolving Your Eviction Case in Sacramento County



A companion reference guide
for the instructional video

Sacramento Superior Court



Useful Links and Information

General Information

For more information about eviction cases contact your local court or law library, or visit:
www.courts.ca.gov/selfhelp

For more information about mediation go to
www.courts.ca.gov/programs/adr

To find a private attorney who handles eviction cases, contact the State Bar of California's Lawyer Referral Service line at:
1-866-442-2529

Legal aid agencies are available to help tenants defend themselves in eviction cases. Some have special programs to help those affected by a home foreclosure. To find a legal aid agency, go to:
www.lawhelpcalifornia.org

You can learn about eviction and other rental issues in *California Tenants – A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*, California Department of Consumer Affairs, available at:
www.dca.ca.gov/publications/landlordbook

You can find the forms you need to fill out and file on the California Courts' website at:
www.courts.ca.gov/forms

Local Assistance is Available

The Sacramento Superior Court's website provides additional information and resources. To find out more, please visit:
saccourt.ca.gov

The Regional Human Rights/Fair Housing Commission's website is another great resource. Please visit their site at:

www.hrfh.org

Video Overview

Your Eviction Case

An eviction case is a lawsuit to force someone to move out of a property. It is most often filed by a landlord against a tenant. But it may also be filed by a tenant against a sub-tenant, or by someone that owns the property because of a loan foreclosure. In this brochure and companion video, a "landlord" means anyone filing an eviction case and a "tenant" means anyone who is occupying the property. You may hear the term "Unlawful Detainer", which is the court's term for an eviction.

If the landlord wins the eviction case, the tenant must move out or may be physically removed by the Sheriff's Department. Also, the tenant may be required to pay the landlord money. If the tenant wins, the tenant may stay in the property and may be entitled to repairs or a rent reduction.

Eviction cases have many strict rules and legal requirements, and they move very quickly. All parties to the case must respond without delay and take very specific actions. Because of these strict rules, it is easy to miss deadlines or make mistakes in the process or the paperwork. These mistakes can cause delay or cause either party to lose when they might otherwise win.

Steps in the Eviction Process:

1. The landlord gives the tenant written notice
2. The landlord files and has the Unlawful Detainer served
3. The tenant files and serves the Response (if the tenant does not file, a Default may be entered)
4. A trial is scheduled
5. The parties prepare for court
6. The trial is held
7. The Court decides the case

It is very important that you talk to a lawyer, or your court's self-help center, or advisory services to learn about the law, your rights, and your options.

The Benefits of Mediation

Mediation is an alternative to going to court or having a judge decide your eviction case. It can help the landlord and tenant avoid the disadvantages of eviction cases.

Mediation is about give and take. Everyone has their own point of view. Although you may feel like you are 100% right, you may learn things that help you better understand the problem and resolve the dispute.

Mediation can often be a very good choice for landlords and tenants who have a dispute. It may help you get a better outcome more quickly and less expensively than the court eviction process.

You can go to mediation anytime you are having difficulty resolving a dispute. If you are writing a letter to the other side about a problem regarding the property or sending or responding to an eviction notice, consider asking the other party to mediate the dispute.

In mediation, both sides meet with a neutral person who is specially trained to help people resolve their disputes. Everyone works together to reach an agreement, instead of having the judge or jury make a decision.

The mediator will not force you to reach an agreement. Whether you decide to resolve your dispute, and how you resolve it, is up to you. If you cannot settle, you can still have the judge or a jury decide. There is nothing to lose by trying mediation, and there is a lot to gain.

To find a program near you, ask your court for a list of mediation programs in your area.

