



Overview of Residential Eviction Process



— LAW OFFICE OF —
ROBERT M. WELLS
—
A PROFESSIONAL LAW CORPORATION

What is the Eviction Process in California and How Our Office Can Help You



Overview of Eviction Process

Give Notice of Violation or Termination of Tenancy



Filing Eviction Complaint with Superior Court



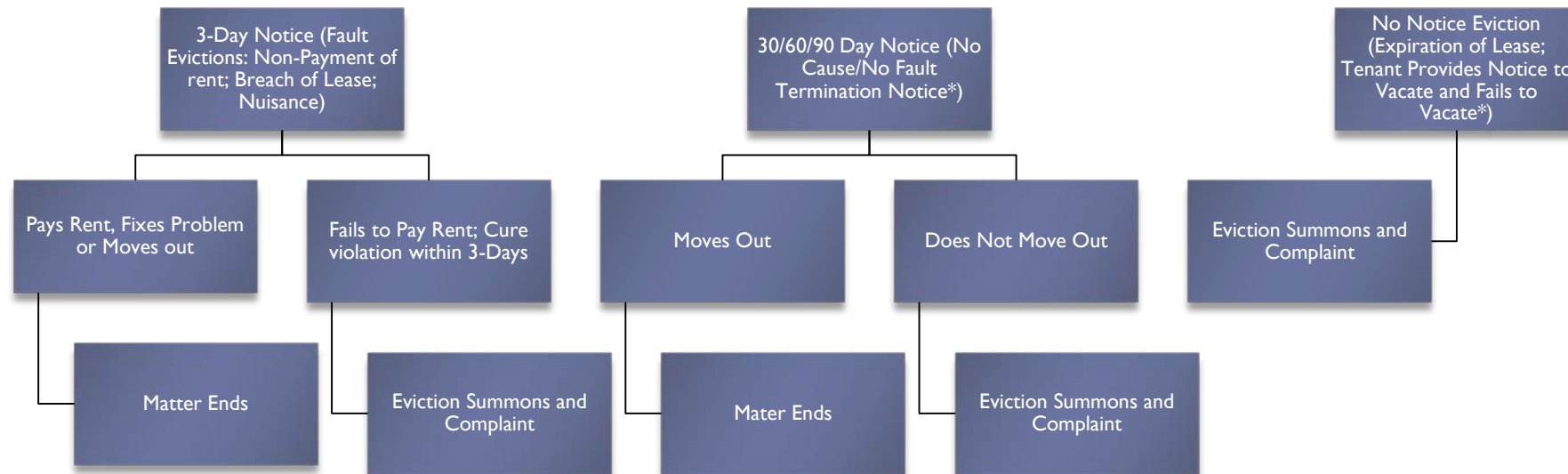
Have Court Trial or Obtain Default Judgment



County Sheriff Performs Lockout of Tenants



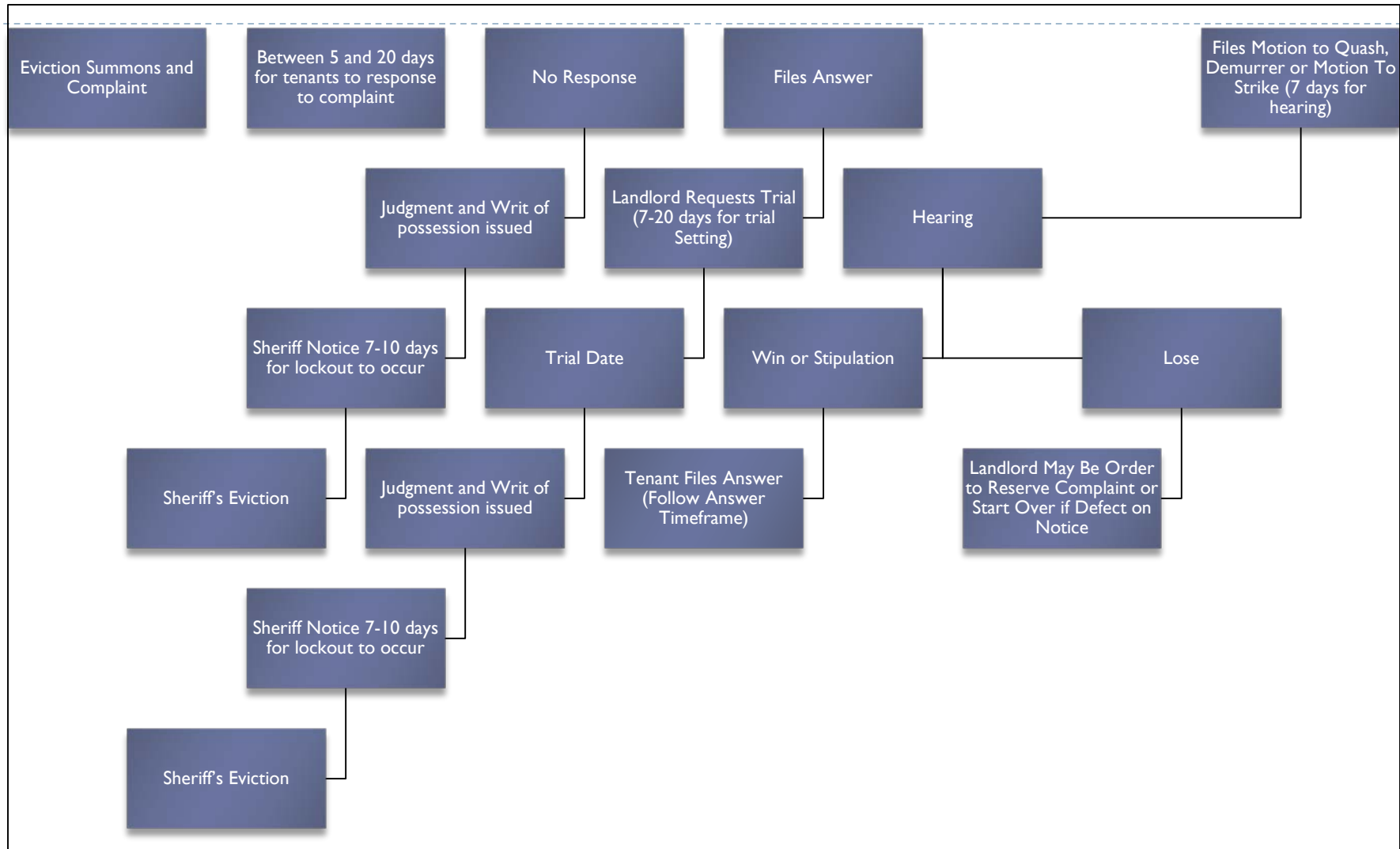
Eviction Time Chart



* Beginning January 1, 2020 Certain Landlords/Property Owners Must Comply with the New “Just Cause” Eviction Statute and Rent Control Measures



Eviction Time Chart Continued



Common Questions from Clients in Eviction Process

- ▶ How Long Does the Process Take From Start to Finish?
- ▶ Can I Accept Rent After a Termination Notice Expires?
- ▶ Can I Enter My Property During the Eviction Process?
- ▶ My Property Looks Empty, Can I Take Possession of the Property and Call of the Eviction?
- ▶ What Do I Do With My Tenants Belongings After the Eviction is Completed (or if my tenants vacate the unit and leave Belongings Inside)?
- ▶ What Happens If My Tenant Makes Complaints to me about the condition of the property or makes claims the property is uninhabitable?
- ▶ What Do I Do With My Tenants Belongings After the Eviction is Completed (or if my tenants vacate the unit and leave Belongings Inside)?
- ▶ If I Have a Security Deposit, What Do I Have to Do as a Landlord to Keep the Deposit?



Common Questions from Clients in Eviction Process Non-Payment of Rent Cases

- ▶ My Tenants Has Not Paid Rent, and They Have Now Made Complaints of Items to be Repaired, I Don't Have to Fix Those Items Right?
- ▶ What If the Tenant Caused The Damage of the item of repair they are complaining About?
- ▶ I Tried To Make Arrangements To Fix Items The Tenant Complained About, and They Have Not Be Cooperative, What Do I Do?
- ▶ What Can A Judge Award in an Unlawful Detainer Money Judgment



Common Questions from Clients in Eviction Process

30,60,90 day Notice Cases

- ▶ Does A Tenant Have to Pay Rent After the 30,60,90 Day Notice is Issued?
- ▶ I Received Rent but the 30/60/90 day notice expired, my tenants have not left, can I accept the rent for the time the tenants will stay?
- ▶ What can a judge award in an unlawful detainer judgment on a 30/60/90 day notice case.
- ▶ If a Tenant makes a reasonable accommodation request under Federal or California State Law for an extension time to move due to a temporary or permanent disability, I don't have to respond to the request as we issued a lawful termination notice





Any Questions?
Please Call the Office at (707) 653-5187