

## Procedures of a Unlawful Detainer (Court Summons)

- If the owner does this, we suggest you find legal representation immediately because upon receiving the Unlawful Detainer from the court, you have 5 business days to respond to the action (which means you file your answer with the court) and if you don't you can default judgment in favor of the owner. If you have legal representation, they will file the answer for you.
- After filing your answer, you will just wait for the court to send a court date/trial notice and then you will go to court with your attorney where the judge will decide the outcome of parties and or reach a settlement.
- For free legal representation you can contact Stay Housed LA. Although I do want to give you the heads up, they are very backed up with calls so if they are not able to serve you quickly, you can choose to have us connect you to a low cost attorney. Please let me know as quickly as possible after getting the Unlawful Detainer because it is very important that you respond within 5 business days
  - Because most of the nonprofit organizations that are supporting tenants with evictions are completely overwhelmed, we are referring people to use this online tool to help you file your answer electronically (within LA County)
    - [www.tenantpowertoolkit.org](http://www.tenantpowertoolkit.org)
  - After filing your answer, you will just wait for the court to send a court date/trial notice;
  - In the meantime, if you do not have an attorney yet, you should look for an attorney to represent you.
  - You can contact Stay Housed LA in hopes they can assign you free legal representation
  - and <https://www.stayhousedla.org>
  - 1-888-694-0040



- Or you can try to find a low-cost private attorney
- ...we can help provide a list for you
- Then, then you will go to court with your attorney
- Most cases that go to court are asked to settle the case between both parties; if a settlement does not happen then you may go to a jury trial



