

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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**JUDGMENT—UNLAWFUL DETAINER PARTIAL EVICTION ATTACHMENT**

8.  **Partial eviction.** A partial eviction is issued.

a.  The court finds the following:

- (1) The proceeding involves a residential premises.
- (2) The complaint includes a cause of action based on an act of abuse or violence against a tenant, a tenant's immediate family member, or a tenant's household member.
- (3) Defendant (*name each*):

has invoked Code of Civil Procedure section 1161.3(d)(2) as an affirmative defense.

- (4) There is documentation evidencing abuse or violence against defendant (*name each*):

or a member of their immediate family or household perpetrated by defendant (*name each*):

Based on the above findings, the court orders as follows:

b. (1) Defendant (*name each*):

is not guilty of an unlawful detainer and is not liable to landlord for any amount related to the unlawful detainer.

- (2)  To remain in the tenancy, the defendants must not permit or invite the perpetrator of abuse or violence to live in the dwelling unit.

c.  Defendant (*name each*):

is guilty of an unlawful detainer and is

- (1) ordered to be immediately removed and barred from the dwelling unit.

- (2)  liable for damages, including holdover damages, court costs, lease termination fees, or attorney's fees, as provided in item 6.

- (3)  permanently barred from entering any portion of the residential premises.

d. The plaintiff is ordered to change the locks and to provide the remaining occupants with the new key.