

UNLAWFUL DETAINER

Ex Parte Application for Stay of Execution + Motion to Set Aside Judgment + Proposed Answer Complete Packet



Three-Part How to Guide

Self-Help Legal Access Centers

Santa Monica

1725 Main St.,
Room 210
Santa Monica, CA 90401

Inglewood

1 East Regent St.,
Room 107
Inglewood, CA 90301

Torrance

825 Maple Ave.,
Room 160
Torrance, CA 90503

Long Beach

275 Magnolia Ave.,
Room 3101
Long Beach, CA 90802

March 2023

This guide is designed to help you fill out the forms yourself. It is not intended to provide legal advice or strategy as to how to complete the case. The information provided in this packet only presents options and examples. This is not a substitute for legal advise from an attorney.

Please type or print in black ink.

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I. General Information to Set Aside a UD Default Judgment

Once a default judgment has been entered, it may be difficult to set aside that judgment and halt an eviction. You may need to demonstrate that you were prevented from filing an answer or attending your trial for reasons that the court will accept. If the court grants your motion and signs that order, you may be potentially given another chance to properly file an Answer on your own behalf in the case.

ONCE THE SHERIFF LOCKS YOU OUT, IT MAY BE TOO LATE TO FILE THESE DOCUMENTS!

You may apply to have the eviction “stayed” and the default judgment set aside, but only BEFORE the sheriff executes the lock-out. The courts typically will only review motions if it retains the power to do so. Why? One reason is because new people may be living there already.

Filing an Ex Parte/Motion to Set Aside DOES NOT delay the Sheriff Lock-Out. Only an Order from the Court can stop the Sheriff Lock-Out. If you do not agree with this guide or have other questions, CONTACT a licensed attorney immediately for legal assistance!

What is a Default Judgment?

A default judgment (automatic loss) is a judgment entered against the other party usually because the other party failed to take some action required by law. To illustrate the concept, imagine a basketball game. The Landlord/Plaintiff is the Home Team, and the Tenant/Defendant is the Visiting Team. If the Visiting Team does not show up on time for the game, we would say that they have forfeited, and *lost by default*.

Why the Court Enters Default Judgments?

Usually, the Court enters a default and/or default judgment when defendants have:

- failed to file a written Answer to the complaint with the court on time, or
- failed to “appear” (present themselves) for their trial at the appointed date and time.

A. Failing to file a written Answer with the Court

- It is usually not sufficient grounds to say you did not know you had to file an answer
 - The Summons informs you that you have only five (5) court days to file a written Answer.
 - Also, the Court mails a 1-page courtesy notice telling you that an eviction lawsuit has been filed;

Most importantly, the Court may stay the eviction & set aside the default only when it finds that you have proven that, *through no fault of your own*, you were prevented from filing an answer for some very good reasons. Some examples are:

- you were not served with a copy of the Summons and Complaint; or
- if you have been served with a copy, you were nonetheless prevented from filing your Answer because of fraud, surprise, mistake, excusable neglect or inadvertence *beyond your control*;
- if you were hospitalized or bedridden and could not file a timely answer (you will need to establish this by your declaration and your hospitalization records or a doctor’s note);
- if the landlord’s actions (i.e. accepted your rent, etc.) led you to believe that you did not have to file an answer; (you will need to establish this by declarations and any documentary evidence)

B. Failing to attend your trial

- Failure to attend because you did not receive the Notice of Trial in the mail is difficult to prove.

The court internally schedules the trial dates after a party requests it and sends a two-page notice in the mail to the parties. Sometimes the tenant does not know about the trial date and misses it. At that time, the Court will automatically find for the Plaintiff/Landlord and enter a default judgment against the tenant/defendant.

- If you received the notice but were unable to attend because of an unexpected hospitalization or illness (you will need to establish this by hospital or doctor records in addition to your declaration.)
- If you got into an accident on the way to court;
- If you did not get the Notice in the mail because it was incorrectly addressed, other people have access to your mail, or the post office lost it;

II. What you will need if you did not file a written Answer with the Court on time:

Get copies of these following documents:

- Summons and Complaint*—including its Exhibits (attached documents – Notice, Lease/rental agreement, proof of service of the notice);
- Request for Entry of Default*—including a request for either a Clerk’s Judgment (for possession only) or for a Court’s Judgment (includes a judgment for money).
- Proof of Service of Summons*—there may be multiple Proofs of Service of Summons. Obtain them all including for “All Unknown Occupants.”
- Civil Case Summary* – the court index/summary of action or documents in the file.

Once you have those documents:

- Review first the Proof of Service of Summons, where you will find the date and time and in what manner the Plaintiff’s “process server” declares they served you, either personally to you or by other means.
- If the Proof of Service of Summons states that you were served by posting and subsequent mailing, the file must also have and you will also need to obtain a copy of another document called
 - Application and Order to Serve Summons by Posting for Unlawful Detainer* which has been signed by a judge.

How You may Refute the Proof of Service of Summons:

- Courts give a *presumption of validity* to a Proof of Service of Summons.
 - You will need to convince the Court that you were not properly served in the manner set forth in the Proofs of Service of Summons.
 - To do so, you will need to *refute* the declaration of the person who has declared under penalty of perjury that you were properly served.
- Review the proof of service information: who the process server says they served, where, and on what date and time. If they state they served you personally, is it true? Look at where, and what date and time?
 - To refute the Proof of Service of Summons, you may need some documentary proof that you could not have been served as stated on the Proof of Service of Summons. Such evidence

might be that you were at work or out of town on the date & time the process server claims they served you or you were not present at the location stated.

- To prove it, you may need to include in your Ex Parte Application copies of your airplane ticket, your workplace timesheet, or other receipts that can show where you were at the time you were allegedly served the Summons and Complaint.

Preparing for your Ex Parte (Emergency) Court Date if no Answer was filed:

- The Ex Parte Application
- The Motion to Set Aside Default Judgment
- Proposed Answer
- Fee Waiver (Separate Packet - How To & Forms)

III. When You Filed Your Answer, but Failed to “Appear” for Your Trial

Get copies of these following documents:

- Summons and Complaint*—including its Exhibits (attached documents)
- Proof of Service of the Summons/Complaint* – the filing that shows who served the lawsuit against you and when, how, where etc.
- Notice of Trial* – the letter that the court sends with your trial date on it.
- Case Summary* – the court index/summary of action or documents in the file Evictions are considered “summary proceedings,” on an accelerated timeline.
- The law requires the Court to calendar an eviction trial within 21 days of the date that either party files the Request for Trial.
- The Court then mails a “Notice of Trial” to both parties, and a copy of that Notice and the Court Clerk’s Certificate of Mailing will be in the Court’s file.
- The law also has a presumption that *if something is mailed by regular mail, the addressee is presumed to have received it*. Therefore, you will have to overcome this presumption with evidence that you did not receive it.

What you may need to do:

- First check the court file
 - Where did the Court Clerk send the Notice of Trial?
 - Determine to whom and to what address the Court mailed the Notice of Trial.
 - If it was not mailed to you or to the address you put on your Answer, that may be evidence that you did not receive it due to the Court’s own error.
 - You could include a copy of the Notice of Trial and the Court Clerk’s Certificate of Mailing with your Ex Parte Application for Stay and your Motion to Set Aside the Default. You could indicate in your declaration that the Clerk sent the Notice of Trial to the wrong address.
 - **Was the Notice of Trial Returned to the Court?**
 - Ask the Court Clerk to print a “Case Summary” or “Case History.”
 - If the Notice of Trial did not reach you because it was returned to the Court, this may also evidence you did not receive it.

- Request a photocopy of the Notice of Trial and the envelope in which it was returned to the Court and include these photocopies with your Ex Parte Application for Stay and your Motion to Set Aside the Default.
- **When the Notice of Trial was properly mailed and was not returned to the Court.**
 - In these situations it is more difficult to overcome the presumption that you received the Notice of Trial.
 - The Court will look to evidence that someone else had the ability to intercept your mail. For example, if you do not have a secure mailbox, that may be evidence that someone else took the mail.
 - You will need photographs of your mailbox, or the location to which your mail is delivered to show the Court. Or any other evidence that shows why you would not get the trial date notice in the mail

Preparing for your Ex Parte (Emergency) Court Date if an Answer was filed but you missed the Court date:

- The Ex Parte Application
- The Motion to Set Aside Default Judgment

What to Expect at the hearing:

You will be required to present a copy of all your documents to the landlord/landlord's attorney at the Ex Parte Hearing. You may want to speak with the landlord about any negations about your case. The landlord is not required to negotiate with you at this stage, but may do so in order to come up with an agreement/settlement that makes sense before going in front of the Judge.

The Landlord or its attorney will be present. They will likely argue aggressively that the case is over and that you should not be allowed to "reopen" your case for a second chance. You must refute/counter the claims clearly and concisely. Just because you file these forms does not automatically entitle you to re-open your case.

The Outcomes to the hearing:

If you are successful at the Ex Parte Hearing, the court will likely accept your proposed Answer (if you did not file one already) that you filed and set a new trial date in which to return to have your day in court. The Lock Out should be "stayed" or postponed until after the new trial date. Be prepared to state your case at that new trial date with the necessary evidence, photos, testimony etc.

Also, if you are successful, the Court will give you an Order to Quash or cancel the Sheriff lock out of your home. You should not leave the Courtroom until you receive a signed Order from the Court cancelling the lock out to show the Sheriff just in case the Court cannot recall them in time. The Sheriffs may already be on the way to your home.

If the Judge does not grant your Motion, the Sheriff lock out will proceed as scheduled. Remember the Sheriff must serve a **FIVE (5) Day Vacate Notice before they return to escort or "Lock"** you out of your home. Remember that upon occasion, these notices are removed by the landlord's agents, neighbors and other vandals to hamper your ability to know when your lock out is.

If you are locked out, your landlord is required to keep your possessions in storage for you to pick up for a short period of time. The landlord may charge you for the storage of these possessions, but if you do not pick up your things within the timeframe under the law, the landlord may keep, sell, or discard all of your possessions left in the home after the lock out. Therefore, it is usually a good idea to transfer most of your valuables to storage or a friend/relative's home for safekeeping.

STEPS TO PREPARING & FILING YOUR EX PARTE APPLICATION FOR STAY OF EXECUTION OF THE JUDGMENT

1. Choose a court date and time. Write this information in your Stay papers where it says to do so. See the table below for the days and times different Courts allow you to see a Judge for a Stay of Execution. **The times change constantly. Make sure the filing/hearing times are still valid/correct.**

2. Give required prior telephone notice of the Court hearing date and time to the opposing party.

You **must** call the Landlord/Plaintiff's attorney by **10:00 a.m. the Court** day before you file your papers in Court. (You may give notice to the landlord directly only if he or she is not represented by an attorney.) For example, if you want to go to Court on Monday at 1:30 p.m., you must give prior notice the preceding Friday by 10:00 a.m. (You may give less notice **only if** you have a good reason. When you give the notice you must state all of the following:

- your name,
- the case name and number,
- the date and time you will go to Court,
- the name and address of the court and the department or room number,
- that you are asking the court for an "Ex Parte Application for a Stay of Execution of the Judgment and an Order Shortening Time for Service and Hearing on a Motion to Set Aside the Judgment.

On the next two pages you will find the forms

- "Unlawful Detainer Ex Parte Application Schedules and Locations" that gives the locations, days and times to schedule your Ex Parte Application for Stay **EACH COURT HAS DIFFERENT HEARING & FILING TIMES** and
- "Ex-Parte Notice in an Unlawful Detainer Case" Script that you can use as a guide on how to give proper Ex Parte notice.

If you unable to reach the person, you can leave a voicemail message for him/her or a message with someone else at that person's home or office. After giving notice, write down: the date and time you called, if you left a message and who you left a message with, and if you spoke to someone, his/her name and what he/she said to you.

3. Prepare Your Ex Parte Application for Stay of Execution of the Judgment

Attached to this packet is a How-to Guide on how to fill out the required forms. Do not fill in that guide. We have also given you blank versions of the forms for you to fill out.

4. Prepare a Motion to Set Aside the Judgment (A separate packet of forms).

This Motion asks the Court to "re-open" your case, but this Motion on its own may take almost 3 weeks to be held in Court. As most people only have a few days, this "Ex-Parte" Application seeks an immediate hearing and requires a phone call to the other side before 10 am the court day before the hearing.

4. Make 2 copies of all the Stay papers. You will also need to fill out your Motion to Set Aside Papers and follow the instructions in that packet. If you did not file an ANSWER, you will also need to a “proposed” answer to file with your papers. Take all the originals you filled out and copies to file at the Clerk’s office on the Court date for your Ex Parte Application for Stay Hearing.

5. You may have to pay a filing fee, unless you qualify for a fee waiver. You may also have to file an Answer to the Unlawful Detainer Complaint if you have not already done so. Ask for that How To packet and Forms packet for the Unlawful Detainer Answer.

UNLAWFUL DETAINER EX PARTE APPLICATION - SCHEDULES AND LOCATIONS

Courthouse	Filing Information	Hearing/Courtroom Information
Antelope Valley (Lancaster)	<ul style="list-style-type: none"> File Ex Parte before 9:00 am on the day of the hearing File in Clerk's Office, Room 1000, 1st Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. A22, Room 4001, 4th Floor at 8:30 a.m. Address: 42011 4th Street West, Lancaster, CA 93534
Chatsworth	<ul style="list-style-type: none"> File Ex Parte between 8:15- 8:30 am on the day of the hearing File in Clerk's Office, Room 1200, 1st Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. F44, Room 1800, 1st Floor at 8:30 am. Address: 9425 Penfield Ave., Chatsworth 91311
Compton	<ul style="list-style-type: none"> File Ex Parte between 8:30 - 9:00 am the day of the hearing File in Clerk's Office, Room 902, 9th Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. 7, Room 504, 5th Floor at 8:30 am Address: 200 W. Compton Blvd., Compton, CA 90220
Inglewood	<ul style="list-style-type: none"> File Ex Parte before 11:00 am of the day of the hearing File in Clerk's Office, Room 630, 6th Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. 1, Room 200, 2nd Floor at 1:30pm Address: One Regent Street, Inglewood, CA 90301
Long Beach	<ul style="list-style-type: none"> File Ex Parte before 8:30 am of the day of the hearing File in Clerk's Office, Room 1401, 1st floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. S13, Room 3500, 3rd Floor at 8:30 am Address: 275 Magnolia Avenue, Long Beach, CA 90802
Norwalk	<ul style="list-style-type: none"> File Ex Parte before 8:30 am on the day of the hearing ("Be in line by 8:30 am") File in Clerk's Office Room 101,_{1st floor} 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. W, Room 603, 6th Floor at 8:30 am Address: 12720 Norwalk Boulevard, Norwalk, CA 90650
Pasadena	<ul style="list-style-type: none"> Ex Parte before 11:00 am on the day of the hearing File in the Clerk's Office Room 102,_{1st Floor} 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. R on the 2nd Floor at 1:30 pm Address: 300 E. Walnut Avenue, Pasadena, CA 91101
Santa Monica	<ul style="list-style-type: none"> File Ex Parte between 8:15-8:30 am the day of the hearing File in the Clerk's Office, Room 102, 1st Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. S, Room 218, 2nd Floor at 8:30 am Address: 1725 Main Street, Santa Monica, CA 90401
Stanley Mosk (Downtown) (Central Courthouse)	<ul style="list-style-type: none"> File Ex Parte before 8:30 am on the day of the hearing File in Room 102, 1st Floor 	<ul style="list-style-type: none"> Ex Parte hearings are held in your assigned court room at 1:30 pm Address: 111 N. Hill St./110 N. Grand Avenue Los Angeles, CA 90012.
Van Nuys (East)	<ul style="list-style-type: none"> File Ex Parte before 11:00 am on the day of the hearing File in Clerk's Office, Room 107, 1st Floor. 	<ul style="list-style-type: none"> Ex Parte hearings are held in Dept. H, Room 630 6th Floor at 1:30 PM Address: 6230 Sylmar Avenue, Van Nuys, CA 91401
West Covina	<ul style="list-style-type: none"> File by 8:30 am on the day of the hearing. File in Clerk's Office, Room 107, 1st Floor 	<ul style="list-style-type: none"> Ex Parte are held in Dept. 2, 1st Floor at 11:00am Address: 1427 West. Covina Parkway, West Covina, Ca. 91790

The Ex Parte Application and Motion are filed the morning of your Ex Parte Hearing. **You must file with the clerk by the time listed & be on time to the courtroom for your emergency hearing. Each courthouse in the county has different rules for Ex Parte filings/hearings.**

Ex-Parte Notice in an Unlawful Detainer Case

Important: You must give prior Ex Parte (or Emergency) notice of going to court to the landlord's attorney (or the landlord if the landlord does not have an attorney) by 10:00 a.m. the business/court day before you go court. If you get transferred to voicemail, you must leave the below on the message.

Script/What to Say: "I NEED TO GIVE EX PARTE NOTICE"

"Hello, my name is: _____ (Your Name)

I am calling to give "Ex Parte" notice that on (date) _____ at (time) _____ am / pm

I am going into Department _____ of the Courthouse located at (street address, city, state, zip code)

_____ to file an

EX PARTE APPLICATION FOR A STAY PENDING A HEARING ON A MOTION TO SET ASIDE THE JUDGMENT AND FOR AN ORDER SHORTENING TIME FOR SERVICE OF THE MOTION TO SET ASIDE IN THE CASE OF

(name of plaintiff) _____ versus _____

(name of defendant) _____,

Case Number _____.

I can be reached at phone number _____."

Please get the following important information:

1. Date and time you called to give notice: _____
2. Name and title of the person you spoke with: _____
3. Ask if the Plaintiff or Plaintiff's attorney will appear in court on this matter? _____
4. Anything else the person told you or did: _____

IMPORTANT Filing Instructions: You must have all the documents filed by the time stated above in the "Filing Information" column. You must be on time to your hearing and provide the landlord (or the attorney for the landlord) a copy of the documents. **If you are late for filing or the hearing, the court MAY NOT hear your motion**

UNLAWFUL DETAINER EX PARTE APPLICATION FOR STAY (Part 1 of 3)



How to Guide

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Sept. 2021

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1 PRINT YOUR NAME

2 PRINT YOUR ADDRESS

3 PRINT YOUR PHONE NUMBER

6 Defendant in Pro Per

7 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

8 **FOR THE COUNTY OF LOS ANGELES**

10 PRINT THE NAME OF THE PERSON
11 OR COMPANY SUING _____,

12 Plaintiff(s),

13 vs.

17 PRINT THE DEFENDANT(S) NAME ,

18 Defendant(s)

11) Case No.: PRINT THE CASE NUMBER

12) **EX PARTE APPLICATION FOR ORDER
STAYING EXECUTION OF THE
JUDGMENT UNTIL A HEARING ON
DEFENDANT'S MOTION TO SET ASIDE
JUDGMENT (DEFAULT AND WRIT,
ALSO, IF ANY) AND AN ORDER
SHORTENING TIME FOR HEARING
AND SERVICE OF THE MOTION TO
SET ASIDE; MEMORANDUM OF
POINTS AND AUTHORITIES AND
DECLARATION IN SUPPORT THEREOF**

18) ASSIGNED JUDGE: PRINT THE JUDGE'S NAME

19) DEPARTMENT: PRINT THE DEPARTMENT

20) HEARING DATE: DATE YOU HAVE NOTICED THE HEARING

21) TIME: TIME OF THE HEARING

22 TO PLAINTIFF, AND TO PLAINTIFF'S COUNSEL OF RECORD, IF ANY,

23 Defendant(s) PRINT YOUR NAME, request(s) an Order Staying

24 Execution of the Judgment until a hearing on his/her Motion to Set Aside the Default, Vacate the
25 Judgment, and Recall the Writ of Execution, if any, and an Order Shortening Time for Service of
26 and Hearing on the Motion to Set Aside. This Application is made on the ground that without a
27

1 stay, Defendant(s) will suffer irreparable harm by being evicted and Defendant's Motion to Set
2 Aside will be moot.

3 This Ex Parte Application is based on Defendant's Declaration of Ex Parte Notice,
4 Memorandum of Points and Authorities, Supporting Declaration(s) and upon all papers on file in
5 this action.

6 Dated: PRINT THE DATE

7 Signed by: SING YOUR NAME
8 Defendant(s) without Attorney

9 PRINT YOUR NAME

10 Print Name

11 // //

12 // //

MEMORANDUM OF POINTS AND AUTHORITIES

A court of general jurisdiction has a statutory as well as an inherent duty and power to control its own processes and orders so as to make them conform to justice, including the

**THIS SECTION EXPLAINS
THE LEGAL AUTHORITY
FOR THE JUDGE TO
CONSIDER AND GRANT
YOUR MOTION.**

the authority to order a stay pending the outcome of reexamination proceedings.” *Id.* at 9.

Here, the court has authority to grant a stay to enable Defendant(s) sufficient time to present and argue the underlying Motion to Set Aside the Default, Vacate the Judgment, and Recall the Writ of Execution. If the stay is not granted, Defendant(s) will be locked out without an opportunity to present the motion. As the attached Motion shows, Defendant should have the right to have this eviction case heard on its merits. Therefore, the stay should be granted.

Dated: PRINT THE DATE

Signed by: SIGN YOUR NAME
Defendant(s) without Attorney

Defendant(s) without Attorney

PRINT YOUR NAME

Print Name

111

1
2 **DECLARATION OF EX PARTE NOTICE**

3 I, PRINT YOUR NAME, DECLARE as follows:

- 4 1. I am over the age 18 years, and I have personal knowledge of the facts stated in this
declaration. If called to testify thereto, I could and would do so truthfully.
- 5 2. I gave the following notice of this Ex Parte Application for a Stay of Execution of

6 Judgment Pending a Motion to Set Aside the Default:

7 “My name is: PRINT YOUR NAME

8 I am calling to give notice that I am going to the

9 / at : a.m. / p.m. in Department of the Los Angeles Superior

Court, located at _____

PRINT THE COURTHOUSE
WHERE YOUR CASE IS
FILED, THE DATE, TIME,
DEPARTMENT NUMBER,
AND FULL ADDRESS OF
THE COURTHOUSE

10 to request an Ex Parte Application for a Stay of Execution of the Judgment Pending a
11 Motion to Set Aside and an Order Shortening Time for Hearing and Service of a
12 Motion to Set Aside in the Case of PLAINTIFF'S NAME

13 vs. DEFENDANT(S) NAME, Case Number: PRINT CASE NUMBER.

14 I can be reached at this telephone number: PRINT YOUR PHONE NUMBER

- 15 3. I gave this ex parte notice in the manner set forth on the following page:

16 ////

17 ////

18 NOTE:

19 You will not likely be able to appear before the Court on your motion
unless you first give telephone notice to the plaintiff or their attorney if
the plaintiff is represented.

20 Rules require that you call by no later than 10:00 am on **THE COURT**
DATE BEFORE YOUR COURT DATE.

21 You may be allowed to call later than 10:00 am the day before your
hearing only in emergencies beyond your control. If that happens check
box "d" and state your reasons. **THE COURT MAY NOT GRANT THIS.**

22 State when you called and who you spoke with to give the proper notice
on the next page.

Noted: you should only mark
A or B, not both.

1 A. I gave the notice by telephone and you spoke with the plaintiff's attorney, a person at the plaintiff's attorney's office, or the plaintiff. Fill in the corresponding information.
2 a.m. / p.m. to _____
3 the Plaintiff (the landlord without an attorney)
4

5 _____ a person at the Plaintiff's attorney's office, or
6 _____ the Plaintiff (the landlord without an attorney)

7 That person's name and telephone number are: _____
8 _____ When I gave the notice he/she responded:
9 “ _____ ”.

10 B. I gave the notice by leaving a voicemail message on this date and time: ____/____/____ at ____ p.m. because no one answered the call or my call was direct. Fill in the corresponding information. Person I called is _____ Plaintiff's attorney or _____ the Plaintiff (the landlord without an attorney) named _____ at _____ (____) - ____.

11 C. I gave the notice by 10:00 a.m. on the day before the hearing date for the stay as required by CA

Note: You should only mark C or D, not both. Check C if you gave notice before

12 D. This is an emergency. I gave the notice after 10 am. Check D if you gave notice after 10 am and indicate why you could not give notice earlier. on or after the court cause: CT. 3.1203(b) when cause:

13 I have personally seen the Sheriff's Notice to Vacate and I will be locked out on ____/____/____. I could not give the notice any earlier because: _____

14 Other _____.

15 I could not give the notice any earlier because: _____

16 ///

17 ///

1 I declare under penalty of perjury under the laws of the State of California that the
2 foregoing is true and correct to the best of my knowledge. Executed this date ____/____/____ in
3 the City of Print the city you are in, California.

4
5 Signed By: Sing your name
Defendant(s) without Attorney

6
7 Print your name
Print Name

1
2
3
DECLARATION OF DEFENDANT IN SUPPORT OF EX PARTE APPLICATION FOR
A STAY OF EXECUTION OF JUDGMENT PENDING MOTION TO SET ASIDE
HEARING AND ORDER SHORTENING TIME FOR SERVIE/HEARING THEREON

4 I, PRINT YOUR NAME DECLARE AS FOLLOWS:

5 1. I am the Defendant in this action. I am over the age 18 years, and I have personal
6 knowledge of the facts stated in this declaration. If called to testify thereto, I could
7 and would do so truthfully.

8 2. A Default/Default Judgment was ordered by the Court on: PRINT THE DATE DEFAULT WAS ORDERED.

9 The Sheriff is scheduled to evict me on: PRINT THE DATE THE SHERIFF IS SCHEDULED TO EVICT YOU. IF YOU HAVE NOT RECEIVED A NOTICE TO VACATE, THEN LEAVE BLANK.

10 I am requesting that the Court grant this Application for a Stay so that I am not
11 evicted before this Court can hear my Motion to Set Aside.

12 3. The Default/Default Judgment should not have been granted. I did not:

- 13 file an CHECK THE BOX THAT APPLIES. and Complaint; and/or
14 attend the trial in this case; because:

15 _____
16 EXPLAIN HERE WHY YOU DIDN'T FILE YOUR ANSWER OR GO TO YOUR COURT TRIAL.
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____

REVIEW THE PROOF OF SERVICE OF SUMMONS TO SEE WHEN PLAINTIFF CLAIMED TO HAVE SERVED YOU. IT MAY NOT BE ENOUGH TO JUST STATE YOU WEREN'T SERVED.

IF YOU CAN PROVE THAT YOU WEREN'T SERVED BECAUSE YOU WERE SOMEWHERE ELSE DURING THE TIME PLAINTIFF CLAIMED TO HAVE SERVED YOU: YOU MAY SHOW PROOF, EX: PLANE TICKETS OR YOUR WORK TIMESHEET.

IF YOU MISSED YOUR TRIAL BECAUSE YOU DID NOT GET YOUR NOTICE OF TRIAL, YOU MAY NEED TO SHOW THAT IT WAS SOMEHOW PREVENTED FROM REACHING YOU. EX: IT WAS RETURNED TO THE COURT CLERK AS UNDELIVERABLE.

IF YOU SUSPECT SOMEONE STOLE YOUR MAIL, YOU MAY HAVE TO SHOW THAT YOUR MAILBOX WAS UNSECURED.

- 1 4. If this Stay is granted, I believe I can win both my Motion to Set Aside and trial
2 because IF YOU STILL NEED TO FILE AN ANSWER, CHECK
THIS BOX AND PREPARE AND ATTACH THAT
ANSWER TO YOUR MOTION
- 3 See my Proposed Answer filed with this Application.
- 4 5. I understand that I may be required to pay the rent for each day the stay is in effect.
5 6. I ask the Court to enter an order shortening time for service and hearing on my
6 Motion to Set Aside to resolve this issue quickly to avoid any prejudice to Plaintiff if
7 the Stay is granted.
8 7. If the Stay of Execution is not granted before and until my Motion is heard, I will
9 suffer harm because: _____

10 HERE IS WHERE YOU TELL THE COURT THE HARSHIP YOU
11 WILL SUFFER IF THE COURT DOESN'T GRANT YOUR MOTION.
12 _____
13 IF YOU WERE NOT PROPERLY SERVED THE SUMMONS AND
14 COMPLAINT OR NEVER RECEIVED NOTICE OF TRIAL, YOU
15 MAY HAVE BEEN DEPRIVED DUE PROCESS OF LAW.
16 _____
17 YOU MAY ALSO WRITE THAT YOU WOULD HAVE NO PLACE
18 TO GO OR WILL BE HOMELESS.
19 _____

20 I declare under penalty of perjury under the laws of the State of California that the
21 foregoing is true and correct to the best of my knowledge. Executed on this date of
22 PRINT THE DATE PRINT THE CITY WHERE, in the City of YOU SIGNED THIS PAPER, California

23 Signed by:
24 Defendant(s) without an Attorney

25
26 PRINT YOUR NAME

27 Printed Name

1 PRINT YOUR NAME _____
2

3 PRINT YOUR ADDRESS _____
4

5 PRINT YOUR PHONE NUMBER _____
6

7 Defendant in Pro Per
8

9

10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
11
12 **FOR THE COUNTY OF LOS ANGELES**

13 PRINT PLAINTIFF'S NAME AS
14 SHOWN ON THE COMPLAINT _____
15 Plaintiff(s),
16 vs.
17 PRINT THE DEFENDANT(S) NAME
18 AS SHOWN ON THE COMPLAINT _____
19 Defendant(s)

}) **Case No.:** _____ PRINT THE CASE NUMBER
})

}) **[PROPOSED] ORDER ON EX PARTE
APPLICATION FOR ORDER STAYING
EXECUTION OF THE JUDGMENT
UNTIL A HEARING ON DEFENDANT'S
MOTION TO SET ASIDE AND FOR AN
ORDER SHORTENING TIME FOR
HEARING AND SERVICE OF THE
MOTION TO SET ASIDE**
})

}) **ASSIGNED JUDGE:** _____ JUDGE'S NAME
}) **DEPARTMENT:** _____ DEPARTMENT YOUR CASE IS IN
}) **HEARING DATE:** _____ DATE OF HEARING
}) **TIME:** _____ TIME OF HEARING
})

20 After consideration of Defendant's Ex Parte Application, all other pleadings and papers,
21 and oral argument, if any, in this case, and upon good cause appearing, the Court orders:
22

- 23 Defendant's Ex Parte Application for Order Staying Execution of the Judgment and
24 Order Shortening Time for Hearing is granted. Execution _____ / _____ / _____
25 granted. Execution _____ / _____ / _____.
26 The Defendant's Motion to Set Aside is calendared for hearing before this Court on
27 _____ / _____ / _____.
28

LEAVE THIS AREA BLANK.
THIS IS FOR THE JUDGE TO FILL IN.

- 1 Defendant is ordered to serve the Stay Application and Order and the Motion to Set
2 Aside by mail or by personal service to Plaintiff or his/her attorney of record by:
3 _____ / _____ / _____.
4 Any Opposition by mail or by per
5 THIS IS FOR THE JUDGE TO FILL IN.
6 Other: _____

7 Dated: _____

8 _____
9 _____
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____

Commissioner/Judge of the Superior Court

UNLAWFUL DETAINER MOTION TO SET ASIDE DEFAULT JUDGMENT (Part 2 of 3)



How to Guide

Self-Help Legal Access Centers

Santa Monica

1725 Main St.,
Room 210
Santa Monica, CA 90401

Inglewood

1 East Regent St.,
Room 107
Inglewood, CA 90301

Torrance

825 Maple Ave.,
Room 160
Torrance, CA 90503

Long Beach

275 Magnolia Ave.,
Room 3101
Long Beach, CA 90802

Sept. 2021

This guide is designed to help you fill out the forms yourself. It is not intended to provide legal advice or strategy as to how to complete the case. The information provided in this packet only presents options and examples. This is not a substitute for professional legal advice from an attorney.

Please type or print in black ink.

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intentionally
left blank.

1 PRINT YOUR NAME

2 PRINT YOUR ADDDRESS

3 PRINT YOUR PHONE NUMBER

4 Defendant in Pro Per

5

6

7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

9 **FOR THE COUNTY OF LOS ANGELES**

10 PRINT THE PLAINTIFF'S NAME
11 AS SHOWN ON THE COMPLAINT

12 Plaintiff(s),

13 vs.

14 PRINT THE DEFENDANT(S)
15 NAME AS SHOWN ON THE
16 COMPLAINT

17 Defendant(s).

18) Case No.: PRINT THE CASE NUMBER

19)
20) **NOTICE OF MOTION AND MOTION TO
21 SET ASIDE THE JUDGMENT AND ANY
22 DEFAULT, AND TO QUASH ANY WRIT
23 OF POSSESSION/EXECUTION. [CCP
24 §§ 473(b), 473.5, 473(d), 128(a)(8), 86(b)(3)-
25 (if a limited civil case)].**

26)
27) **ASSIGNED JUDGE:** PRINT JUDGE
28) **DEPARTMENT:** PRINT DEPARTMENT
29) **HEARING DATE:** DATE OF HEARING
30) **TIME:** TIME OF HEARING

31 **TO PLAINTIFF AND PLAINTIFF'S ATTORNEY OF RECORD, IF ANY:**

32 **NOTICE IS HEREBY GIVEN THAT** on MONTH/DAY / 20 YEAR at TIME : am / pm, in
33 PRINT DEPT.

34 Dept. NUMBER of the above-mentioned Court, located at, PRINT THE COURT ADDRESS,

35 California, Defendant will and hereby does move the Court to set aside the Judgment entered in
36 this case, as well as any Default, and to quash any Writ of Possession and/or Execution.

37 //

CHECK ALL THAT APPLY BELOW:

This Court should grant the relief requested based upon the following grounds and legal authority because the Judgment and any Default was/were:

entered due to Defendant's surprise, mistake, excusable neglect or inadvertence.

[CCP §473(b)]; and/or,

entered due to Defendant's surprise, mistake, excusable neglect or inadvertence. [CCP §473(d)]; and/or, **CHECK ALL OF THE BOXES THAT APPLY TO THE REASON YOU DID NOT RESPOND OR DID NOT SHOW UP TO THE HEARING** void since the legal papers were not served on Defendant at time to respond.

void since the legal papers were not served on Defendant at all or were improperly served. [CCP §473(d)]; and/or,

void since they were based (in whole or in part) on external fraud or mistake.

[CCP §§ 128(a)(8), CCP 86(b)(3) (in limited civil cases)]

invalid/void, therefore any Writ of Possession/Execution used to enforce the

Judgment was improperly issued. [CCP §§ 128(a)(8), 86(b)(3) (in limited civil cases)]

This motion is based on this Notice of Motion and the Motion to Set Aside Judgment, the Memorandum of Points and Authorities, the Defendant's Declaration, the pleadings and papers on file and upon such other matters presented to the court at the hearing.

Date: PRINT THE DATE

Signed by: SIGN YOUR NAME
Defendant without Attorney

PRINT YOUR NAME
Print Name

1 PRINT YOUR NAME

2 PRINT YOUR ADDRESS

3 PRINT YOUR PHONE NUMBER

4 Defendant in Pro Per

5

6

7 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

8 **FOR THE COUNTY OF LOS ANGELES**

9

10 PRINT THE PLAINTIFF'S NAME
11 AS SHOWN ON THE
12 COMPLAINT

13 Plaintiff(s),

14 vs.

15 PRINT THE DEFENDANT(S) NAME
16 AS SHOWN ON THE COMPLAINT

17 Defendant(s).

18) Case No.: PRINT THE CASE NUMBER

19) **MEMORANDUM OF POINTS AND
20 AUTHORITIES IN SUPPORT OF
21 MOTION TO SET ASIDE THE
22 JUDGMENT AND ANY DEFAULT, AND
23 TO QUASH ANY WRIT OF
24 POSSESSION/EXECUTION. [CCP
25 §§ 473(b), 473.5, 473(d), 128(a)(8), and
26 86(b)(3)-(if a limited civil case)].**

27) **ASSIGNED JUDGE:** PRINT THE JUDGES NAME

28) **DEPARTMENT:** PRINT THE DEPT. #

29) **HEARING DATE:** PRINT THE DATE OF THE HEARING

30) **TIME:** PRINT THE TIME OF THE HEARING

31

32 **I. THE COURT MAY SET ASIDE A JUDGMENT PURSUANT TO CCP § 473(b)
33 WHEN ENTERED AGAINST A DEFENDANT DUE TO HIS/HER MISTAKE,
34 INADVERTENCE, SURPRISE OR EXCUSABLE NEGLECT**

35 California's Code of Civil Procedure § 473(b) states:

36 The cou
37 judgme
38 inadver
39 shall be

40 CCP § 473

41 policy of permittin

42 **THIS SECTION EXPLAINS THE
43 LEGAL AUTHORITY FOR THE
44 JUDGE TO CONSIDER AND
45 GRANT YOUR MOTION.**

46 . from a
47 mistake,
48 relief . . .
49 months.

50 ed to carry out the

51 (8) 167
52 **YOU NEED TO DATE AND SIGN
53 BELOW.**

1 Cal.App.4th 681, 695 quoting *McCormick v. Board of Supervisors* (1988) 198 Cal.App.3d. 352
2 (internal citations and quotations omitted). Absent prejudice to the Plaintiff and diligence by the
3 Defendant, only “very slight” evidence is needed to set aside a default. *Id.* The standard is if
4 the act or omission is one that a reasonably prudent person would commit under the same
5 circumstances. *See Transit Ads, Inc. v. Tanner Motor Livery, Ltd.* (1969) 270 Cal.App.2d 275,
6 279. Fraud by a third party, physical incapacity or death in the family can cause excusable
7 neglect. *See Shapiro v. Clark* (2008) 164 Cal.App.4th 1128; *see also Gamet v. Blanchard* (2001)
8 91 Cal.App.4th 1276 and *Sullivan v. Sullivan* (1967) 246 Cal.App.2d 301.

10 II. THE COURT
11 UNDER C
12 ACTUAL
13 California C

THIS SECTION EXPLAINS THE
LEGAL AUTHORITY FOR THE
JUDGE TO CONSIDER AND
GRANT YOUR MOTION.

JUDGMENT
RESULT IN

- 14 (a) When s
15 defend an a
16 default . . .
years after c

YOU NEED TO DATE AND SIGN
BELOW.

a party in time to
on to set aside the
earlier of: (i) two
on him or her of a
written notice that the default or default judgment has been entered.

- 17 (b) A notice of motion to set aside a default . . . shall be accompanied by an affidavit
18 showing . . . that the party's lack of actual notice . . . was not caused by his or her
19 avoidance of service or inexcusable neglect.

20 Cal. Civ. Proc. § 473.5. The purpose of this law is to allow cases to be decided by trials on
21 their merits. *Id.* The Defendant has not received “actual notice” unless he/she has personally
22 received or personally viewed the Summons and Complaint by one of the service methods
23 specified under Code of Civil Procedure sections 415.10 et. seq. *See Tunis v. Barrow* (1986)
24 184 Cal.App.3d 1069, 1077.

25 //

26 //

1 **III. THE COURT MUST SET ASIDE A JUDGMENT PURSUANT TO CCP § 473(d)**
2 **AND THE COURT'S EQUITABLE POWERS UNDER CCP §§ 128(a)(8) and**
3 **86(b)(3) WHEN IT IS VOID FOR LACK OF JURISDICTION.**

4 If legal papers are not served in strict compliance with Code of Civil Procedure sections
5 415.10 et. seq., a judgment is void as the Court lacks jurisdiction. *See Ellard v. Conway* (2001)
6 94 Cal.App.4th 512, 520, 73 P.3d 1228, 1239. On appeal, the court can review the
7 judgment roll at any time within two years of entry of judgment. *See also Lorenz v.*
8 *Lorenz* (1957) 42 Cal.2d 421, 425, 269 P.2d 1114, 1121-1122.

9 **THIS SECTION EXPLAINS THE
10 LEGAL AUTHORITY FOR THE
11 JUDGE TO CONSIDER AND
12 GRANT YOUR MOTION.**

13 **YOU NEED TO DATE AND SIGN
14 BELOW.**

15 but is void for lack of jurisdiction. *Rogers v. Silverman* (1989) 218 Cal.App.3d 1114, 1121-1122.

16 **IV. THE COURT MAY SET ASIDE A JUDGMENT AT ANYTIME USING ITS
17 EQUITABLE POWERS UNDER CCP §§ 128(a)(8), 86(b)(3) WHEN A
18 JUDGMENT IS ENTERED BASED ON EXTRINSIC FRAUD AND/OR
19 MISTAKE, AND, IN LIMITED CIVIL CASES, INADVERTENCE AND/OR
20 EXCUSABLE NEGLECT**

21 The Court has inherent equitable powers to set aside a judgment obtained by extrinsic
22 fraud and/or mistake to ensure its orders conform to justice. *See Cal. Civ. Proc. §§ 128(a)(8).* In
23 limited civil cases, the Court may also consider inadvertence and excusable neglect. *See Cal.*
24 *Civ. Proc. §§ 86(b)(3).* Such fraud and/or mistake includes most external circumstances
25 depriving a party of a fair trial, such as the other party filing a false proof of service. *In re*
26 *Marriage of Park* (1980) 27 Cal.3d 337, 342; *see also Sullivan, supra*, 256 Cal.App.2d 304.

27 In default cases, there is a 3-part test for relief; whether there is/was: 1) a meritorious
28 case--do the facts, if proven, create a possible different result (not required if not required if
improper or lack of service); 2) a valid reason for not defending the original case; and, 3)
diligence (ordinary care in the situation) used in requesting to set aside the default once

1 discovered. *Rappleyea v. Campbell* (1994) 8 Cal.4th 975; *see also Shapiro v. Clark* (2008) 164
2 Cal.App.4th 1128, 1144; *see also McCreadie v. Arques* (1967) 248 Cal.App.2d 39, 46. The
3 Court also considers any possible prejudice that could result from the set aside. *Munoz v. Lopez*,
4 (1969) 275 Cal.App.2d 178, 183.

5 **V. CONCLUSION**

6
7 The Court should set aside the default and judgment and quash any writ of possession
8 and/or execution in the interest of due process and fairness. Defendant should be able to
9 properly defend the case and have it decided by a trial on its merits.
10

11 Date: PRINT THE DATE

12 Signed by: SIGN YOUR NAME

13 Defendant without Attorney

14 PRINT YOUR NAME

15 Print Name

1 PRINT YOUR NAME

2 PRINT YOUR ADDRESS

3 PRINT YOUR PHONE NUMBER

4 Defendant in Pro Per

5

6

7 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

8 **FOR THE COUNTY OF LOS ANGELES**

9 PRINT THE PLAINTIFF'S NAME
10 AS SHOWN ON THE
11 COMPLAINT

12 vs. Plaintiff(s),

13 PRINT THE DEFENDANT(S) NAME
14 AS SHOWN ON THE COMPLAINT

15 Defendant(s).

16 Case No.: PRINT THE CASE NUMBER

17 **DECLARATION OF DEFENDANT**

18 PRINT YOUR NAME

19 IN SUPPORT OF MOTION TO SET
20 ASIDE THE JUDGMENT AND ANY
21 DEFAULT, AND TO QUASH ANY WRIT
22 OF POSSESSION/EXECUTION. [CCP
23 §§ 473(b), 473(d), 473.5, 128(a)(8), and
24 86b(3)-(if a limited civil case)].

25 ASSIGNED JUDGE: PRINT THE JUDGE'S NAME

26 DEPARTMENT: PRINT THE DEPT. #

27 HEARING DATE: PRINT THE DATE OF YOUR HEARING

28 TIME: PRINT THE TIME OF YOUR HEARING

29 I, PRINT YOUR NAME

30 declare as follows:

31 I am the defendant in the above-entitled action.

32 2. I did not answer the Summons and Complaint and/or did not go to the trial because:

33 **CHECK ANY STATEMENTS BELOW THAT APPLY:**

34 I did not receive the Summons and Complaint in this case at all or did not receive

35 **CHECK EACH BOX THAT EXPLAINS WHY
36 YOU DID NOT FILE AN ANSWER AND/OR GO
37 TO THE TRIAL. THEN WRITE THE DETAILS
38 OF WHAT HAPPENED.**

- 1 _____
2 _____
3 _____
4 _____
- 5 I did not receive a Notice of Trial from the Court: _____ time: _____
6 REVIEW THE PROOF OF SERVICE OF SUMMONS TO SEE WHEN
7 PLAINTIFF CLAIMED TO HAVE SERVED YOU. IT MAY NOT BE
8 ENOUGH TO JUST STATE YOU WEREN'T SERVED.
9 IF YOU CAN PROVE THAT YOU WEREN'T SERVED BECAUSE YOU
10 WERE SOMEWHERE ELSE DURING THE TIME PLAINTIFF CLAIMED TO
11 HAVE SERVED YOU: YOU COULD EXPECT TO SHOW PROOF, EX:
12 PLANE TICKETS OR YOUR WORK TIMESHEET.
- 13 The Plaintiff failed to serve me because _____
14 IF YOU SUSPECT SOMEONE STOLE YOUR MAIL, YOU MAY HAVE TO
15 SHOW THAT YOUR MAILBOX WAS UNSECURED.
- 16 _____
17 _____
- 18 _____
19 I did not receive a Notice of the Trial from the Court: _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 I was very sick/hospitalized which prevented me from filing my answer or going
27 to court: _____
28 _____

1 _____
2 _____
3 _____
4 _____
5 _____.
6 Other: _____
7 _____
8 _____
9 _____
10 _____
11 _____
12 _____.
13

14 3. I did not avoid service of the legal papers or do anything else that interfered with notice
15 of the Summons and Complaint that was meant for me. PRINT THE DATE YOU FOUND OUT
16 4. I discovered there was a default/judgment against me on: YOU THERE WAS A DEFAULT AGAINST

17 When I found out, I filed this Motion to Set Aside within a reasonable time and within the
18 statutory period, if applicable.

19 5. If this Motion is granted, I believe I can win the case at trial.

20 6. If the Court does not grant this motion, it would be unfair and cause me harm because:

21 HERE IS WHERE YOU TELL THE COURT THE HARSHIP YOU
22 WILL SUFFER IF THE COURT DOESN'T GRANT YOUR MOTION.
23 IF YOU WERE NOT PROPERLY SERVED THE SUMMONS AND
24 COMPLAINT OR NEVER RECEIVED NOTICE OF TRIAL, YOU
25 MAY HAVE BEEN DEPRIVED DUE PROCESS OF LAW.
26 YOU MAY ALSO WRITE THAT YOU WOULD HAVE NO PLACE
27 TO GO OR WILL BE HOMELESS.
28

1 7. If this is an eviction case, I request the Court give me additional time to find new housing
2 so that I will not be homeless.

3
4 I declare under penalty under the laws of the State of California, that the foregoing is true
5 and correct. Executed at: WERE IN WHEN YOU, California on date: PRINT THE DATE.
6 PRINT THE CITY YOU
7 SIGNED THIS
8 DOCUMENT

9 Signed by: SIGN YOUR NAME
10 Defendant without Attorney

11 PRINT YOUR NAME
12 Printed Name

1 PRINT YOUR NAME
2 PRINT YOUR ADDRESS
3 PRINT YOUR PHONE NUMBER
4

5 Defendant in Pro Per
6
7
8

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

9 PRINT THE PLAINTIFF'S NAME AS
10 SHOWN ON THE COMPLAINT
11

12 vs. Plaintiff(s),
13

14 PRINT THE DEFENDANT(S) NAME AS
15 SHOWN ON THE COMPLAINT
16

17 Defendant(s).
18

19) Case No.: PRINT THE CASE NUMBER
20)
21) [PROPOSED] ORDER
22)
23) ASSIGNED JUDGE: PRINT THE JUDGE'S NAME
24) DEPARTMENT: PRINT THE DEPT. #
25) HEARING DATE: PRINT THE DAY OF THE HEARING
26) TIME: PRINT THE TIME OF THE HEARING
27)
28)

After consideration of Defendant's motion, all other pleadings and papers, and any oral
argument in this case, and Set Aside be granted. The Court orders Defendant's Motion to
be granted. The Court also orders that the Default Judgment issued is recalled and
quashed.

LEAVE THIS AREA BLANK.

THIS IS FOR THE JUDGE TO FILL IN.

//

//

- 1 Defendant's Proposed Answer is deemed filed as of this date.
- 2 Defendant is ordered to file a brief within [REDACTED] days from the date of this Order.
- 3 Other: _____
- 4 _____
5 _____
6 _____
7 _____
8 _____.
- 9 **It is so Ordered.**
- 10 _____
11 Date: _____
- 12 **JUDGE OF THE SUPERIOR COURT**
- 13
14
15
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28

Unlawful Detainer Answer (Part 3 of 3)



How to Guide

Self-Help Legal Access Centers

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Room 210
Santa Monica, CA 90401

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July 2022

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ATTORNEY OR PARTY WITHOUT ATTORNEY		STATE BAR NUMBER:	FOR COURT USE ONLY
NAME: Print Your Full Name			
FIRM NAME:			
STREET ADDRESS: Print Your Address		STATE:	ZIP CODE:
CITY:		FAX NO.:	
TELEPHONE NO.: Print Your Telephone #			
EMAIL ADDRESS:			
ATTORNEY FOR (name): Self-Represented			
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: Print Court's Address MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:			
PLAINTIFF: Print Plaintiff(s) Name(s)		Refer to the Summons (SUM-130) for this information	
DEFENDANT: Print Defendant(s) Name(s)			
ANSWER—UNLAWFUL DETAINER		CASE NUMBER: Print Case Number	

1. Defendant (*all defendants for whom this answer is filed must be named and must sign this answer unless their attorney signs*):
Print the Full Name(s) of Defendant(s) as They Appear on the Summons

answers the complaint as follows:

Check box 2(a) to deny all allegations. You may do so only if Plaintiff demands \$1,000 or less. This is called a "General Denial."

2. **DENIALS (Check ONLY ONE of the next two boxes.)**

a. **General Denial** (*Do not check this box if the complaint demands more than \$1,000.*)

Defendant generally denies each statement of the complaint and of the *Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101), are true EXCEPT .

b. **Specific Denials** Check box 2(b) if the complaint demands more than \$1,000 and there are paragraphs in which you know are false and/or are not sure if the statement is true.

Defendant admits *Allegations—Unlawful Detainer* (form UD-101), are true EXCEPT .

(1) **Denial of Allegations in Complaint (Form UD-100 or Other Complaint for Unlawful Detainer)**

(a) Defendant claims the following statements of the complaint are false (*state paragraph numbers from the complaint or explain below or, if more room needed, on form MC-025*):

Explanation is on form MC-025, titled as Attachment 2b(1)(a).

List the paragraph numbers you are denying because they are false.

(b) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them (*state paragraph numbers from the complaint or explain below or, if more room needed, on form MC-025*):

Explanation is on form MC-025, titled as Attachment 2b(1)(b).

If the complaint has information in the paragraphs that you do not know is true or "lacking in information or belief" list the paragraph numbers here.

(2) **Denial of Allegations in Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer (form UD-101)**

(a) **Defendant did not receive plaintiff's Mandatory Cover Sheet and Supplemental Allegations (form UD-101). (If not checked, complete (b) and (c), as appropriate.)** **Check here if you did not receive the UD 101**

(b) Defendant claims the statements in the **Verification required for issuance of summons—residential**, item 3 of plaintiff's *Mandatory Cover Sheet and Supplemental Allegations* (form UD-101), are false.

(c) Defendant claims the following statements on the *Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101) are false (*state paragraph numbers from form UD-101 or explain below or, if more room needed, on form MC-025*): Explanation is on form MC-025, titled as Attachment 2b(2)(c).

If the Supplemental Allegations has information in the paragraphs that are false list the paragraph numbers here.

PLAINTIFF: Print Plaintiff(s) Name(s)

CASE NUMBER:

DEFENDANT: Print Defendant(s) Name(s)

Print Case Number

2. b. (2) (d) Defendant has no information or belief that the following statements on the *Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101) are true, so defendant denies them (*state paragraph numbers from form UD-101 or explain below or, if more room needed, on form MC-025*):

Explanation is on form MC-025, titled as Attachment 2b(2)(d).

If the Supplemental Allegations has information in the paragraphs that you do not know is true or you "lacking in information of belief" list the paragraph numbers here.

3. **DEFENSES AND OBJECTIONS** (NOTE: For each box checked, you must state brief facts to support it in item 3w (on page 4) or, if more room is needed, on form MC-025. You can learn more about defenses and objections at www.county.ca.gov/selfhelp-eviction.htm.)

- a. (Nonpayment of rent only) Plaintiff has breached the lease.
- b. (Nonpayment of rent only) Defendant made no payment and did not give proper credit.
- c. (Nonpayment of rent only) On (date): Plaintiff failed to pay the rent due but plaintiff would not accept it.
- d. Plaintiff waived, changed, or canceled the notice to quit.
- e. Plaintiff served defendant with the notice to quit.
- f. By serving defendant with the notice to quit or terminating the tenancy, defendant in violation of the Constitution or the law.
- g. Plaintiff's demand for possession violates the ordinance, and date of passage): (Also, briefly state in item 3w the facts showing why the demand for possession violates the ordinance, and date of passage):
- h. Plaintiff's demand for possession is subject to a court order and is not in compliance with the act. (Check all that apply)
 - (1) Plaintiff failed to state a just cause for terminating the tenancy.
 - (2) Plaintiff failed to provide an opportunity to cure (fix what is wrong with the rental unit before the payment of rent) as required under Civil Code section 1942.5(d).
 - (3) Plaintiff failed to comply with the relocation requirements of the law.
 - (4) Plaintiff has raised the rent more than the amount allowed by law. The new rent is the unauthorized amount.
 - (5) Plaintiff violated the Tenant Protection Act in another manner that defeats the complaint.

CHECK AFFIRMATIVE DEFENSES THAT APPLY TO YOU. FILL IN THE BLANKS WHERE NECESSARY. WE'VE ALSO ATTACHED MORE AFFIRMATIVE DEFENSES IN ATTACHMENT 3w AFTER THIS FORM. TO INCLUDE THEM IN YOUR ANSWER YOU MUST CHECK BOX 3(w).

IMPORTANT NOTE: IF THERE ARE BAD CONDITIONS IN YOUR UNIT, CHECK BOX 3(a), THEN ON THE 3w ATTACHMENT, CHECK EACH OF THE BAD CONDITIONS IN YOUR UNIT. CHECK BOX 3(g) IF YOUR BUILDING IS RENT CONTROLLED. IF YOU LIVE IN THE CITY OF LOS ANGELES WRITE: "LARSO, 1979." SANTA MONICA WRITE: "SMRCCA, 1979." WEST HOLLYWOOD, WRITE: "WEST HOLLYWOOD RSO, 1985." YOU MAY ALSO WRITE THE SPECIFIC MORATORIUM ON EVICTIONS UNDER THE COVID-19 PROTECTIONS, i.e. LA COUNTY MORATORIUM 3/4/2020

- i. Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.
- j. Plaintiff seeks to evict defendant based on an act against defendant or a member of defendant's household that constitutes domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or a dependent adult. (This defense requires one of the following: (1) a temporary restraining order, protective order, or police report that is not more than 180 days old; OR (2) a signed statement from a qualified third party (e.g., a doctor, domestic violence or sexual assault counselor, human trafficking caseworker, or psychologist) concerning the injuries or abuse resulting from these acts).)
- k. Plaintiff seeks to evict defendant based on defendant or another person calling the police or emergency assistance (e.g., ambulance) by or on behalf of a victim of abuse, a victim of crime, or an individual in an emergency when defendant or the other person believed that assistance was necessary.
- l. Plaintiff's demand for possession of a residential property is in retaliation for nonpayment of rent or other financial obligations due between March 1, 2020, and September 30, 2021, even though alleged to be based on other reasons. (Civ. Code, § 1942.5(d); Gov. Code, § 12955.)

- m. Plaintiff's demand for possession of a residential property is based on nonpayment of rent or other financial obligations due between March 1, 2020, and September 30, 2021, even though alleged to be based on other reasons.

LETTERS m-s ARE ALL POSITIVE DEFENSES RELATED TO COVID-19. READ THROUGH CAREFULLY AND CHECK EACH BOX THAT APPLIES, AND EXPLAIN WHERE NECESSARY.

PLAINTIFF: Print Plaintiff(s) Name(s)

CASE NUMBER:

DEFENDANT: Print Defendant(s) Name(s)

Print Case Number

3. m. (3) Plaintiff did not provide an unsigned declaration of COVID-19-related financial distress with the 15-day notice. (Code Civ. Proc., § 1179.03(d).)
- (4) Plaintiff did not provide an unsigned declaration of COVID-19-related financial distress in the language in which the landlord was required to provide a translation of the rental agreement. (Code Civ. Proc., § 1179.03(d).)
- (5) Plaintiff identified defendant as a "high-income tenant" in the 15-day notice, but plaintiff did not possess proof at the time the notice was served establishing that defendant met the definition of high-income tenant. (Code Civ. Proc., § 1179.02.5(b).)
- (6) Defendant delivered to plaintiff one or more declarations of COVID-19-related financial distress and, if required as a "high-income tenant," documentation in support. (Code Civ. Proc., §§ 1179.03(f) and 1179.02.5.)
- (Describe when and how delivered and check all other items below that apply):*

REMINDER:

**LETTERS m-s ARE ALL POSITIVE DEFENSES
RELATED TO COVID-19. READ THROUGH
CAREFULLY AND CHECK EACH BOX THAT
APPLIES, AND EXPLAIN WHERE NECESSARY**

March 1,
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- (a) Plaintiff's demand for possession of a residential property is based on nonpayment of rent or other financial obligations due between October 1, 2020, and September 30, 2021, and (check all that apply):
- (1) Plaintiff's notice to quit was served before April 1, 2022, and
- (a) Did not contain the required contact information for the pertinent governmental rental assistance program, or the other content required by Code of Civil Procedure section 1179.10(a).
 - (b) Did not include a translation of the statutorily required notice. (Code Civ. Proc., § 1179.10(a)(2) and Civ. Code, § 1632.)
- (2) Plaintiff's notice to quit was served between April 1, 2022, and June 30, 2022, and did not contain the required information about the government rental assistance program and possible protections, as required by Code of Civil Procedure section 1179.10(b).
- (b) For a tenancy initially established before October 1, 2021, plaintiff's demand for possession of a residential property is based on nonpayment of rent or other financial obligations due between March 1, 2020, and March 31, 2022, and (check all that apply):
- (1) Plaintiff did not complete an application for rental assistance to cover the rental debt demanded in the complaint before filing the complaint in this action.
 - (2) Plaintiff's application for rental assistance was not denied.
 - (3) Plaintiff's application for rental assistance was denied for a reason that does not support issuance of a summons or judgment in an unlawful detainer action (check all that apply):
 - (a) Plaintiff did not fully or properly complete plaintiff's portion of the application. (Code Civ. Proc., § 1179.09(d)(2)(A).)
 - (b) Plaintiff did not apply to the correct rental assistance program. (Code Civ. Proc., § 1179.09(d)(2)(C).)
- (4) An application for rental assistance was filed before April 1, 2022, and the determination is still pending.
- (5) Rental assistance has been approved and tenant is separately filing an application to prevent forfeiture (form UD-125).
- (c) Plaintiff's demand for possession of a residential property is based on nonpayment of rent or other financial obligations and (check all that apply):
- (1) Plaintiff received or has a pending application for rental assistance from a governmental rental assistance program or some other source relating to the amount claimed in the notice to pay rent or quit. (Health & Saf. Code, §§ 50897.1(d)(2)(B) and 50897.3(e)(2).)
 - (2) Plaintiff received or has a pending application for rental assistance from a governmental rental assistance program or some other source for rent accruing since the notice to pay rent or quit. (Health & Saf. Code, §§ 50897.1(d)(2)(B) and 50897.3(e)(2).)

PLAINTIFF: Print Plaintiff(s) Name(s)	CASE NUMBER: Print Case Number
DEFENDANT: Print Defendant(s) Name(s)	

3. p. (3) Plaintiff's demand for possession is based only on late fees for defendant's failure to provide landlord payment within 15 days of receiving governmental rental assistance. (Health & Saf. Code, § 50897.1(e)(2)(B).)
- q. Plaintiff violated the COVID-19 Tenant Relief Act (Code Civ. Proc., § 1179.01 et seq.) or a local COVID-19-related ordinance regarding evictions in some other way (*briefly state facts describing this in item 3w*).
- r. The property is covered by the federal CARES Act and the plaintiff did not provide 30 days' notice to vacate. (*Property covered by the CARES Act means property where the landlord:*
 - *is participating in a covered housing program as defined by the Violence Against Women Act;*
 - *is participating in the rural housing voucher program under section 542 of the Housing Act of 1949; or*
 - *has a federally backed mortgage loan or a federally backed multifamily mortgage loan.*
)
- s. Plaintiff improperly applied payments made by defendant in a tenancy that was in existence between March 1, 2020, and September 30, 2021 (Code Civ. Proc., § 1179.04.5), as follows (*check all that apply*):
(1) Plaintiff applied a security deposit to rent, or other financial obligations due, without tenant's written agreement.
(2) Plaintiff applied a monthly rental payment to rent or other financial obligations that were due between March 1, 2020, and September 30, 2021, other than to the prospective month's rent, without tenant's written agreement.
- t. Plaintiff refused to accept payment from a third party for rent due. (Civ. Code, § 1947.3; Gov. Code, § 12955.)
- u. Defendant has a disability and plaintiff refused to provide a reasonable accommodation that was requested. (Cal. Code Regs., tit. 2, § 12176(c).)
- v. Other defenses and objections are stated in item 3w.
- w. (*Provide facts for each item checked above, either below or, if more room needed, on form MC-025*):
 Description of facts or defenses are on form MC-025, titled as Attachment 3w.

"Fair rental value" = monthly rent divided by 30 ("daily rent"). It may be too high, (i.e. for bad conditions in your unit). If it is, mark box 4(b). Use the checklist on attachment 3w to list the bad conditions. This falls under "Breach of Warranty of Habitability" and you will want to check the box below. If the Warranty is breached, by law the rent is too high and the judge may reduce the rent owed.

4. OTHER STATEMENTS

- a. Defendant vacated the premises on (*date*):
 The fair rental value of the premises alleged in the complaint is excessive (*explain below or, if more room needed, on form MC-025*):
 Explanation is on form MC-025, titled as Attachment 4b.
- Breach of Warranty of Habitability
- c. Other (*specify below or, if more room needed, on form MC-025*):
 Other statements are on form MC-025, titled as Attachment 4c.

5. DEFENDANT REQUESTS

- a. that plaintiff take nothing requested in the complaint.
b. costs incurred in this proceeding.
c. reasonable attorney fees.
d. that plaintiff be ordered to (1) make repairs and correct the conditions that constitute a breach of the warranty to provide habitable premises and (2) reduce the monthly rent to a reasonable rental value until the conditions are corrected.

You may check boxes 5(c) and 5(d) if you want these orders if you win

PLAINTIFF: Print Plaintiff(s) Name(s)
 DEFENDANT: Print Defendant(s) Name(s)

CASE NUMBER:
 Print Case Number

5. e. Other (specify below or on form MC-025):
 All other requests are stated on form MC-025, titled as Attachment 5e.

1. Right to a Jury Trial pursuant to CCP §631; 2. Reinstatement of the tenancy or in the alternative, relief from forfeiture per CCP§1179; 3. An order sealing the record after dismissal or judgment; 4. if the breach of warranty of habitability is pleaded, then the court to retain jurisdiction over this matter until all repairs and corrections are made; 5. Any additional relief the Court deems just and proper.

6. Number of pages attached:

**PRINT NUMBER OF PAGES
ATTACHED TO THIS FORM**

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400–6415)

7. (Must be completed in all cases.) An unlawful detainer assistant did not did for compensation give advice or assistance with this form. (If defendant has received any help or advice for pay from an unlawful detainer assistant, state):
- a. Assistant's name: b. Telephone number:
- c. Street address, city, and zip code:
- d. County of registration: e. Registration number: f. Expiration date:

(Each defendant for whom this answer is filed must be named in item 1 and must sign this answer unless defendant's attorney signs.)

Print Your Full Name

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

Sign Your Name

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the defendant in this proceeding and have read this answer. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: Print Date

Print Your Full Name

(TYPE OR PRINT NAME)

Sign Your Name

(SIGNATURE OF DEFENDANT)

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT)

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT)

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DEFECTIVE EVICTION NOTICE

The eviction notice that is the basis of this action is defective:

- It did not clearly demand possession and/or it is not in the alternative.
- It did not clearly demand a forfeiture (cancellation) of the rental agreement or lease.
- The notice did not adequately describe the reason(s) for the notice.
- It demands more rent than the tenant promised under the lease.

The attachment 3w consist of several pages and lists additional defenses that you can check if they apply to your case.

- _____ there are/were uninhabitable conditions.
- Plaintiff failed to give credit history.
- Plaintiff illegally raised the rent.
- The notice demanded late fees.
- The notice illegally demands more than one month's rent.
- The notice is overstated because Plaintiff failed to disclose services to be provided by the tenant.
- Other: _____
- Tenant tendered the demanded rent before the notice was served. Plaintiff demands additional rent from the tenant. CCP § 1161
- The notice does not identify the address of the property for at least one week or _____ hours where the rental unit is located.
- Plaintiff served the notice before the rent was due or during the late fee period.
- Notice did not give Defendant 3 days to pay the rent because:
 - _____ the notice cannot expire on or include Saturdays, Sundays or Court holidays. CCP §12a/AB 2343
 - _____ the notice cannot expire on the same day it was served. CCP §1161
 - _____ Plaintiff only accepts rent on certain days but counted days it was unavailable to accept rent.
- The notice does not give the tenant a full 30 days to move (tenancy less than one year). CC §1946 (c).
- The notice does not give the tenant 60 days to move (tenancy exceeding one year). CC §1946.1 (b).
- The notice does not contain statement about reclaiming abandoned personal property. CC §1946.1(h)
- Defendant was served with multiple notices which confused Defendant(s).
- The notice was based on a breach of covenant but did not specify what tenant must do to cure the breach and/or did not give tenant 3 days to cure the breach. CCP §1161 (3)
- It was based on a breach of covenant/ nuisance but failed to specifically describe act(s). CCP §1161
- Notice is based on a breach of covenant or nuisance but it is trivial or non-material.
- Facts stated in the notice regarding the breach and/or nuisance are untrue.
- The notice was not served on the tenant.
- Tenant was served a different notice from the one attached to the complaint. CCP §1166(d)(1)(A)
- The notice was not served as (or on the date as) Plaintiff alleges in the complaint. CCP §1166(a) (5)
- The notice was not served properly per CCP § 1162:
 - _____ It was posted on the door and not mailed and/or mailed and not posted.
 - _____ It was served on a minor at the subject premises.
 - _____ It was given to an adult other than the defendant and not also mailed to Defendant.
- Defendant was unable to contact Plaintiff within the notice period due to Plaintiff's action and/or failure to act and was therefore prevented from paying the demanded rent. CC §1511
- The notice violated the Fair Debt Collection Practices Act because a non-owner is collecting the rent for the owner without providing a proper debt validation notice. 15 U.S.C. §1692

DEFECTIVE COMPLAINT

- The complaint was not verified, or improperly verified. CCP § 1166
- The complaint was filed before the expiration of the notice period:
 - _____ The notice was served on _____ and so did not expire until the _____.
 - _____ The notice was not served at all or _____ was not properly served.
- The notice was not attached to the complaint as required by CCP §1166(d) (1) (A).
- This unlawful detainer is based on a cause of action other than nonpayment of rent. Plaintiff failed to attach the rental agreement to the complaint. CCP §1166(d)(1)(B)
- The complaint fails to state a cause of action for an unlawful detainer because Plaintiff did not complete the necessary information in paragraphs _____. CCP §1166