

Judicial Council of California

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REPORT TO THE JUDICIAL COUNCIL

Item No.: 25-148
For business meeting on October 24, 2025

Title

Unlawful Detainer: Form Revisions to Reflect Repeal of COVID-19 Legislation

Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, and UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500A, SC-500-INFO, UD-101, UD-104, UD-104(A), and UD-125

Recommended by

Civil and Small Claims Advisory Committee Hon. Samantha P. Jessner, Chair

Report Type

Action Required

Effective Date

January 1, 2026

Date of Report

September 29, 2025

Contact

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Executive Summary

Several statutes enacted to address the COVID-19 pandemic have been repealed. The Civil and Small Claims Advisory Committee recommends revising four forms and revoking 10 forms to implement these changes in law, revising one unlawful detainer form to refer to the federal CARES Act, and revising one summons form to make nonsubstantive corrections.

Recommendation

The Civil and Small Claims Advisory Committee recommends that the Judicial Council, effective January 1, 2026:

- 1. Revise the following forms to remove references to repealed COVID-19 legislation or other forms implementing that legislation:
 - Plaintiff's Claim and Order to Go to Small Claims Court (form SC-100);
 - Fictitious Business Name (form SC-103);
 - What Is "Proof of Service"? (form SC-104B); and

- *Answer—Unlawful Detainer* (form UD-105).
- 2. Revise Summons—Eviction (form SUM-130) to make nonsubstantive corrections;
- 3. Revise *Complaint—Unlawful Detainer* (form UD-100) to add a subitem regarding the federal CARES Act and to add an item implementing Health and Safety Code section 50897.3(e)(2); and
- 4. Revoke the following forms because their implementing statutes have been repealed:
 - *Complaint—Recovery of COVID-19 Rental Debt* (form PLD-C-500);
 - *Answer—Recovery of COVID-19 Rental Debt* (form PLD-C-505);
 - Verification by Plaintiff Regarding Rental Assistance—Recovery of COVID-19 Rental Debt (form PLD-C-520);
 - Plaintiff's Claim and Order to Go to Small Claims Court (COVID-19 Rental Debt) (form SC-500);
 - Other Plaintiffs or Defendants (COVID-19 Rental Debt) (form SC-500A);
 - *COVID-19 Rental Debt in Small Claims Court* (SC-500-INFO);
 - Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer (form UD-101);
 - Cover Sheet for Declaration of COVID-19–Related Financial Distress (form UD-104);
 - Attachment—Declaration of COVID-19-Related Financial Distress (form UD-104(A)); and
 - Application to Prevent Forfeiture Due to COVID-19 Rental Debt (form UD-125).

The proposed revised and revoked forms are attached at pages 10–54.

Relevant Previous Council Action

The council adopted form SC-100 in 1997 and last revised it effective January 1, 2024, to reflect the statutory increase in the jurisdictional limit for limited civil cases.

The council approved form SC-103 effective January 1, 1992, and approved form SC-104B effective January 1, 2006. Both forms were last revised effective November 1, 2021, to implement COVID-19 legislation.

The council adopted form SUM-130 prior to 1977 and last revised it effective January 1, 2025, to reflect the change made by Assembly Bill 2347 (Stats. 2024, ch. 512) to the deadline to respond to the summons in unlawful detainer proceedings and other summary proceedings for obtaining possession of real property.

The council adopted form UD-105 effective January 1, 1982, and last revised it effective January 1, 2024, to remove inapplicable COVID-19 defenses.

The council adopted form UD-101 effective October 5, 2020; approved forms UD-104, and UD-104A effective October 5, 2020; adopted form UD-125 effective October 1, 2021; approved form SC-500-INFO effective October 15, 2021; and adopted forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, and SC-500A effective November 1, 2021. These forms were all created to implement COVID-19 legislation.

Forms SC-500A, SC-500-INFO, UD-104, UD-104A, and UD-125 have not been revised since they were adopted. Forms PLD-C-500, PLD-C-505, PLD-C-520, and SC-500 were last revised effective January 1, 2024, to reflect the statutory increase in the jurisdictional limit for limited civil cases. Form UD-101 was last revised effective January 1, 2024, to remove inapplicable COVID-19 defenses.

Analysis/Rationale

The committee recommends revising four forms and revoking 10 forms to reflect the repeal of certain COVID-19 legislation, revising *Complaint—Unlawful Detainer* (form UD-100) to add an item from one of the revoked forms and add a subitem referring to the federal CARES Act, and revising *Summons—Eviction* (form SUM-130) to make nonsubstantive corrections.

Form revisions and revocations to reflect the repeal of COVID-19 legislation

In 2020 and 2021, the Judicial Council adopted and revised numerous forms to implement Code of Civil Procedure section 116.223 and sections 1179.01 through 1179.15, which permitted recovery of COVID-19 rental debt in small claims court, required a cover sheet for unlawful detainer filings, and created other procedures for unlawful detainer filings during a specified period. Those statutes were repealed as of September 30, 2024, or October 1, 2025, by their own terms.

The committee recommends revising four forms to remove references to the repealed COVID-19 legislation or to other forms implementing that legislation:²

- Plaintiff's Claim and Order to Go to Small Claims Court (form SC-100). The committee recommends deleting:
 - o The instruction box on page 1 regarding COVID-19 rental debt;
 - The reference in item 3 to form SC-500 because the committee recommends revoking form SC-500; and
 - The references at the bottom of pages 5 and 6 to "action[s] to recover COVID-19 rental debt."

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¹ An additional form, *Verification By Landlord Regarding Rental Assistance—Unlawful Detainer* (form UD-120), also included items related to the repealed COVID-19 legislation. That form was revised in 2022 to remove those items. Judicial Council of Cal., Advisory Com. Rep., *Unlawful Detainer: Form Revisions Under Code of Civil Procedure, Sections 1179.10 and 1179.11* (June 30, 2022), https://jcc.legistar.com/view.ashx?M=F&ID=11032982&GUID=65DEE8DB-3D3B-4CBD-8A47-08607BF95789.

² The committee also recommends correcting URLs on forms SC-100, SC-103, SC-104B, and UD-105.

- *Fictitious Business Name* (form SC-103). The committee recommends deleting the "Form SC-500" checkbox on page 1 because the committee recommends revoking form SC-500.
- What Is "Proof of Service"? (form SC-104B). The committee recommends deleting references to form SC-500 because the committee recommends revoking that form. These references are in the sections "What is 'service'?," "When do the court forms have to be served?," and "What if I can't get the court papers served before the trial?"
- Answer—Unlawful Detainer (form UD-105). The committee recommends deleting:³
 - The references to form UD-101 in items 2a and 2b because the committee recommends revoking that form;
 - All of item 2b(2) because it concerns form UD-101, which the committee recommends revoking; and
 - o The reference in item 3n to Code of Civil Procedure section 1179.01.

The committee recommends revoking 10 forms that were created to implement the repealed COVID-19 legislation:

- *Complaint—Recovery of COVID-19 Rental Debt* (form PLD-C-500);
- *Answer—Recovery of COVID-19 Rental Debt* (form PLD-C-505);
- Verification by Plaintiff Regarding Rental Assistance—Recovery of COVID-19 Rental Debt (form PLD-C-520);
- Plaintiff's Claim and Order to Go to Small Claims Court (COVID-19 Rental Debt) (form SC-500);
- Other Plaintiffs or Defendants (COVID-19 Rental Debt) (form SC-500A);
- COVID-19 Rental Debt in Small Claims Court (SC-500-INFO);
- Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer (form UD-101);
- Cover Sheet for Declaration of COVID-19–Related Financial Distress (form UD-104);
- Attachment—Declaration of COVID-19–Related Financial Distress (form UD-104(A)); and
- Application to Prevent Forfeiture Due to COVID-19 Rental Debt (form UD-125).

³ Item 3m on form UD-105 concerns COVID-19 rental assistance under the federal Emergency Rental Assistance Program (https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program). That program is still ongoing, and item 3m does not need to be revised.

Revisions to Complaint—Unlawful Detainer (form UD-100)

Item 3 on form UD-101

The committee recommends revoking *Plaintiff's Mandatory Cover Sheet and Supplemental Allegations—Unlawful Detainer* (form UD-101) because it implements Code of Civil Procedure section 1179.01.5(c), which was repealed on October 1, 2025. However, item 3 on form UD-101 implements Health and Safety Code section 50897.3(e)(2), which has not been repealed. Section 50897.3(e)(2) states that "in any unlawful detainer action seeking possession of residential rental property based on nonpayment of rent or any other financial obligation under the lease, the court shall not enter a judgment in favor of the landlord" unless the landlord makes certain verifications regarding rental assistance or other financial compensation. *Verification by Landlord Regarding Rental Assistance—Unlawful Detainer* (form UD-120) requires the landlord to make the section 50897.3(e)(2) verifications, but that form is filed only when the landlord seeks a default judgment.

The committee therefore recommends adding item 11 to form UD-100 to contain the Health and Safety Code section 50897.3(e)(2) verifications from item 3 on form UD-101. Adding this item will ensure that, as required by the statute, the court receives the verifications before it enters judgment in favor of the landlord, and will also give tenants the opportunity to respond to the verifications in their answer.⁴

Federal CARES Act

The federal Coronavirus Aid, Relief, and Economic Security (CARES) Act provides that for "covered properties," a 30-day notice to vacate must be provided to the tenant before a landlord can file an eviction lawsuit based on nonpayment of rent.⁵ The act defines a "covered property" as any property that (1) participates in a covered housing program, as defined in 34 U.S.C. § 12491(a); (2) participates in the rural housing voucher program under 42 U.S.C. § 1490r; or (3) has a federally backed mortgage loan or federally backed multifamily mortgage loan. The CARES Act was enacted to address the COVID-19 pandemic, but the 30-day notice provision of the act did not contain a sunset date.

The committee recommends revising form UD-100 to add a checkbox to item 9a, which asks the plaintiff to identify the notices to pay rent or quit that have been served on the defendant. The new checkbox is for a "30-day notice to vacate under the federal CARES Act (15 U.S.C. § 9058(c))." This checkbox uses the statutory language from the CARES Act, which refers to a "notice to vacate" and not a "notice to quit."

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⁴ Item 3m on *Answer—Unlawful Detainer* (form UD-105) contains responses to the section 50897.3(e)(2) verifications.

⁵ 15 U.S.C. § 9058(c).

The committee makes this recommendation in response to several public comments on a recent proposal to revise unlawful detainer forms. Those commenters noted that although item 30 on *Answer—Unlawful Detainer* (form UD-105) asks whether the property is covered by the federal CARES Act, tenants are unlikely to know this information because CARES Act coverage depends on whether the property owner participates in certain programs or has a federally backed mortgage.

In response to these comments, as well as several comments on the current proposal, the committee considered adding a new item on form UD-100 to ask whether the property is covered by the CARES Act. However, the committee concluded that without more explicit statutory authorization, it would not be appropriate to add an item asking whether the property is covered by the CARES Act. The other items on form UD-100 are either expressly required to be included on an unlawful detainer complaint, such as the items required by Code of Civil Procedure section 1166, or are necessary to implement California law.

The committee determined that revising item 9a to add a checkbox for "30-day notice to vacate under the federal CARES Act (15 U.S.C. § 9058(c))" is more appropriate and is authorized by statute. Code of Civil Procedure section 1166(a)(5) requires an unlawful detainer complaint to "[s]tate specifically the method used to serve the defendant with the notice or notices of termination upon which the complaint is based." A CARES Act notice could be a notice upon which the complaint is based.

The committee recognizes that a checkbox regarding notice under the CARES Act will not always help defendants complete item 30 on form UD-105, but it could help in some cases by confirming whether the plaintiff believes the property is covered and provided the required notice.

Revisions to Summons—Eviction (form SUM-130)

The invitation to comment on this proposal sought comments on revisions to form SUM-130 to implement AB 2347, which changed the deadline to respond to a summons in unlawful detainer proceedings and other summary proceedings for obtaining possession of real property. Those revisions were approved effective January 1, 2025, prior to public comment because the council determined that prompt revision was warranted to ensure the form did not incorrectly state the law. The committee did not receive any public comments regarding the revisions to form SUM-130. However, the committee noticed that several URLs on form SUM-130 were formatted incorrectly and therefore recommends revising the form to correct them.

⁶ Judicial Council of Cal., Advisory Com. Rep., *Unlawful Detainer: Forms to Reflect Existing Law and Implement Senate Bill 1017 and Assembly Bill 1726* (July 14, 2023), https://jcc.legistar.com/View.ashx?M=F&ID=12246586&GUID=F320E952-292B-412D-9A58-4B4BDF9AEC0A.

⁷ Judicial Council of Cal., Staff Rep., *Unlawful Detainer: Deadline to Respond to Summons* (Dec. 19, 2024), https://jcc.legistar.com/View.ashx?M=A&ID=1264335&GUID=E6AA9A2C-F163-4D75-88F3-E33A4E2A3E45.

Policy implications

The recommended form revisions and revocations will ensure that Judicial Council forms correctly reflect the law. The recommendations are therefore consistent with *The Strategic Plan for California's Judicial Branch*, specifically the goals of Modernization of Management and Administration (Goal III) and Quality of Justice and Service to the Public (Goal IV).

Comments

The proposed form revisions and revocations circulated for public comment from April 14 to May 23, 2025, as part of the regular spring invitation-to-comment cycle. The proposal received nine comments: three from superior courts, one from the Joint Rules Subcommittee of the Trial Court Presiding Judges Advisory Committee and Court Executives Advisory Committee, three from legal aid organizations, one from a county bar association, and one from an attorney. Four commenters approved the proposal, one approved if modified, and four did not indicate a position. The substantive comments and the committees' responses are summarized below, and a chart with the full text of the comments received and the committee's responses is attached beginning at page 55.

Forms used in actions to recover COVID-19 rental debt

The committee recommends revoking *Complaint—Recovery of COVID-19 Rental Debt* (form PLD-C-500), *Answer—Recovery of COVID-19 Rental Debt* (form PLD-C-505), and *Verification by Plaintiff Regarding Rental Assistance—Recovery of COVID-19 Rental Debt* (form PLD-C-520). These forms are used for actions to recover COVID-19 rental debt, meaning unpaid rent or other unpaid financial obligations of a tenant that came due between March 1, 2020, and September 30, 2021.

Bay Area Legal Aid commented that these forms should not be revoked for three reasons: (1) the statute of limitations has not run for all COVID-19 rental debt; (2) item 6 on form PLD-C-500 implements Code of Civil Procedure section 871.10, which will not be repealed until October 1, 2027; and (3) forms PLD-C-500 and PLD-C-505 are affected by Code of Civil Procedure section 1161.2.5, which is not being repealed.

The committee determined that it is appropriate to revoke these forms effective January 1, 2026. A plaintiff could not bring an action for recovery of COVID-19 rental debt after September 30, 2025. The statute of limitations for actions to recover debt is four years. September 30, 2021, was the last day that COVID-19 rental debt could be incurred, and September 30, 2025, is four years after that. However, revoking the forms will not prevent parties from filing or defending

⁸ Code Civ. Proc., § 337.

⁹ LL. 1-a C-1:f- ...: D.1-

⁹ Under California Rules of Court, emergency rule 9, all statutes of limitations that are more than 180 days were tolled from April 6 to October 1, 2020. The statute of limitations will have run by September 30, 2025, for actions subject to the six-month tolling of Emergency rule 9 because four years and six months after October 1, 2020, is April 1, 2025.

against actions for recovery of COVID-19 rental debt to the extent any can be filed after January 1, 2026.

Additionally, it is unnecessary to keep item 6 on form PLD-C-500 available until October 1, 2027, when Code of Civil Procedure section 871.10 is repealed. Section 871.10 creates pleading requirements for actions seeking recovery of COVID-19 rental debt. If September 30, 2025, is the latest that a plaintiff could bring an action for recovery of COVID-19 rental debt, then the allegations in item 6 will not be relevant in any action brought after that date. Similarly, although Code of Civil Procedure section 1161.2.5 is not being repealed, it does not affect whether these forms can be revoked. Section 1161.2.5 sets limitations on who may access records in civil cases seeking recovery of COVID-19 rental debt, and this limitation is stated at the top of forms PLD-C-500 and PLD-C-505. Section 1161.2.5 does not affect any substantive items on the forms.

Complaint—Unlawful Detainer (form UD-100)

In the invitation to comment, the committee proposed using the term "notice to quit" in the federal CARES Act checkbox in item 9a on form UD-100. However, several commenters pointed out that the statute uses the term "notice to vacate" rather than "notice to quit." Legal Aid of Sonoma County also commented that referring to the notice as a "notice to quit" could impact a court's interpretation of the statute because courts across the country disagree on how to interpret the CARES Act, including whether it preempts the tenant's rights under California state law to cure the default.

The committee therefore recommends that item 9a(5) on form UD-100 use the term "notice to vacate" rather than "notice to quit."

Answer—Unlawful Detainer (form UD-105)

In the invitation to comment, the committee proposed removing item 3p from form UD-105. Item 3p implements Code of Civil Procedure section 1179.04.5, which concerns improper application of rental payments to COVID-19 rental debt, and which was repealed on October 1, 2025.

Bay Area Legal Aid commented that item 3p will be applicable until at least August 2026 because a landlord could improperly apply a tenant's September 2025 rent payment to the tenant's COVID-19 rental debt, then issue a notice to quit in August 2026 based on "nonpayment" of rent in September 2025. The tenant would have defenses under section 1179.04.5 because the law would have been in effect at the time the landlord improperly applied the September 2025 rent payment.

The committee therefore recommends keeping item 3p on form UD-105 and revising it to read, "Before October 1, 2025, plaintiff improperly applied payments made by defendant in a tenancy that was in existence between March 1, 2020, and September 30, 2021." This revision will allow tenants to continue to raise a defense under section 1179.04.5 if applicable but will also clarify that the defense does not apply after October 1, 2025.

Alternatives considered

The committee did not consider the alternative of taking no action because form revisions and revocations are necessary to reflect the repeal of Code of Civil Procedure section 116.223 and sections 1179.01 through 1179.15. To the extent the proposed revisions were not required by the statutory terms, the committee considered taking no action but ultimately determined the revisions were warranted in light of the benefits the revisions would provide to the courts and court users. As discussed above, the committee considered alternatives proposed by the commenters and concluded that its recommendations best satisfy the statutory mandate and comply with law.

Fiscal and Operational Impacts

The statutory changes will require education of court staff and judicial officers. The revised forms are intended to facilitate courts' and parties' implementation of the changes in statute and will require education and possibly some changes to computerized case management systems. Because the revisions are required to ensure the forms reflect current law, these operational impacts cannot be avoided.

Attachments and Links

- Forms PLD-C-500, PLD-C-505, PLD-C-520, SC-100, SC-103, SC-104B, SC-500, SC-500A, SC-500-INFO, SUM-130, UD-100, UD-101, UD-104, UD-104(A), UD-105, UD-125, at pages 10–54
- 2. Chart of comments, at pages 55–74
- 3. Link A: Assembly Bill 2347, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB2347

ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:	FOR COURT USE ONLY
NAME:		
FIRM NAME:		
STREET ADDRESS:		
CITY:	STATE: ZIP CODE:	
TELEPHONE NO.:	FAX NO.:	
EMAIL ADDRESS:		
ATTORNEY FOR (name):		
SUPERIOR COURT OF CALIFORNIA	A, COUNTY OF	1
STREET ADDRESS:		
MAILING ADDRESS:		
CITY AND ZIP CODE:		
BRANCH NAME:		
PLAINTIFF:		
DEFENDANT:		
COMPLAINT DE	COVERY OF COVID 40 BENTAL DEBT	
COMPLAIN I—REC	COVERY OF COVID-19 RENTAL DEBT	
COMPLAINT	AMENDED COMPLAINT (Number):	
Jurisdiction (check all that app		CASE NUMBER:
ACTION IS A LIMITED CIV	/IL CASE (does not exceed \$35,000)	OAGE NOMBER.
	does not exceed \$10,000	
	exceeds \$10,000	
ACTION IS AN UNLIMITED	D CIVIL CASE (exceeds \$35,000)	
AC	TION FOR RECOVERY OF COVID-19 RE	NTAL DEBT
AS DEFINE	ED UNDER CODE OF CIVIL PROCEDURI	E SECTION 1179.02
Access to the rec	ords in this case is limited under Code of Civil	Procedure section 1161 2 5
	orde in this saes is infinited under some of sixin	110000010 0001011 11011210.
If plaintiff cannot afford to n	ay filing food plaintiff may only the court to waive the foo	a by completing form EW 001. Request
to Waive Court Fees, and fi	ay filing fees, plaintiff may ask the court to waive the fee:	s by completing form FW-001, Request
to waive court rees, and in	alling it with the court.	
This form may not be used	for actions to recover commercial rental debt.	
	ndant must use form PLD-C-505, Answer—Recovery of	COVID-19 Rental Debt, to answer this
complaint.		
1. Plaintiff (name or names):		
(1300)		
brings this complaint for recov	ery of COVID-19 rental debt against defendant (name o	or names):
Divings and completion to the con-	ory or one in the contract and the contract of	
INTRODUCTORY ALLEGATION	IS.	
2. a. Each plaintiff named abov	•	
except plaintiff (nam	•	
· ,	on qualified to do business in California	
· / ——	porated entity (describe):	
(3) other (speci	rty):	
b. Plaintiff (name):		
has complied with the	ne fictitious business name laws and is doing business u	nder the fictitious name (specify):
c. Information about a	additional plaintiffs who are not competent adults is show	n in Attachment 2.
		Page 1 of 4
Form Adopted for Mandatory Use	COMPLAINT—PECOVERY OF COVID-19 PEN	ITAI DERT Code Civ. Proc., §§ 425.10, 871.10:

PLD-C-500

	PLAINTIFF: DEFENDANT:	CASE NUMBER:
3.		
	a a defendant lives here now.b a defendant entered into the rental agreement or lease here.	
	c. the property that is the subject matter of the rental agreement or lease	is here
	d. Other (specify):	
4	Plaintiff has been assigned the rights to the COVID-19 rental debt that is se	et out in item 6 of this complaint, by (name of
٠.	assignor): on (date of as	The state of the s
	LLEGATIONS ABOUT COVID-19 RENTAL DEBT	
5.	a. Defendant (name each):	
	agreed to pay rent for the premises at (address): during part or all of the period between March 1, 2020, and September 30, 20	21.
	b. The rent was in the amount of: \$ payable month	lly Other (specify):
	c. Defendant (name each):	
	agreed to pay other amounts as part of the rental agreement or lease, for (de	escribe service paid for):
	in the amount of: \$ payable monthly Other	er (specify):
	d. Copies of all relevant rental agreements or leases for the tenancy descr Attachment 5.	ribed in item 5a are attached, numbered as
6.	The plaintiff claims defendant or defendants owe: \$ for unternancy that came due between March 1, 2020, and September 30, 2021. (Compared to the compared to t	paid rent or other financial obligations of the olete items a and b.)
	a. Rent due. (List all rent plaintiff claims defendant or defendants owe that came September 30, 2021. For each month you claim rent is due, include each ame enough space below, check the box below, use form MC-025, and title it Attac Other allegations are on form MC-025.	ount due and the date it came due. If there is not
	b. Other amounts of COVID-19 rental debt due. (List all unpaid financial obligation than rent) that plaintiff claims defendant owes and that came due during the professional for each month you claim other financial obligations are due, include each are (for example, parking fees or utilities included as part of the rental agreement, box below, use form MC-025, and title it Attachment 6(b).) Other allegations are on form MC-025.	period from March 1, 2020, to September 30, 2021. mount, the date it came due, and what it was for

		1 LD-0-000
	PLAINTIFF: FENDANT:	CASE NUMBER:
ALLE	EGATIONS ABOUT RENTAL ASSISTANCE	
7. a.	Plaintiff made a good-faith effort to help defendant obtain rental assistance before Civil Procedure section 871.10(a), by (check all that apply)	filing this case, as required under Code of
	(1) investigating whether governmental rental assistance is available to the	defendant.
	(2) seeking governmental rental assistance for the defendant.	
	(3) cooperating with the defendant's efforts to obtain rental assistance from	any governmental entity or other third party.
b.	Documentation of the efforts described in item 7a is attached as required by	statute and marked as Attachment 7.
C.	Plaintiff does not have documentation of the efforts described in item 7a, but	made the following efforts (describe):
8. P	laintiff states that the following are true:	
	(Note: The statements in items 8a and b must be verified under penalty of perjury by the court. [See Health & Saf. Code, § 50897.3(e).] If plaintiff later requests a deby Plaintiff Regarding Rental Assistance—Recovery of COVID-19 Rental Debt (for	fault judgment, plaintiff must file Verification
a.	The landlord has not received rental assistance or other financial compensat any of the amount claimed in item 6.	on from any other source corresponding to
b.	The landlord does not have any application pending for rental assistance or c source corresponding to any of the amount claimed in item 6.	other financial compensation from any other
C.	(Complete if plaintiff is not the landlord.)	
	The landlord is (name): on the following basis (describe the basis for plaintiff making the statements in item	and plaintiff can make the statements above ns 8a and b):

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	
OTHER ALL ECATIONS	1
OTHER ALLEGATIONS	
9. Plaintiff makes the following additional allegations: (State any additional allegation order, starting with (a), (b), (c), etc. If there is not enough space below, check the Attachment 9, and letter each allegation in order.) Other allegations are on	box below and use form MC-025, title it
10. The following items in this complaint are alleged on information and belief (list ite	
11. This pleading, including attachments and exhibits, consists of the following number of	pages:
DEMAND FOR JUDGMENT	
12. Plaintiff requests judgment for costs of suit; for such relief as is fair, just, and equitable	e; and for
a. damages of: \$	
b. interest on damages (1) according to proof. (2) at the date of (specify): per yea	r from <i>(date):</i>
 c attorneys' fees, to the extent permitted under Code of Civil Procedure section (1) of: \$ (2) according to proof. 	n 871.11,
d. Other(specify):	
Date:	
(TYPE OR PRINT NAME)	(SIGNATURE OF PLAINTIFF OR ATTORNEY)
VERIFICATION (Optional, but see item 8)	
I declare under penalty of perjury under the laws of the State of California that the fore those matters listed in item 10 as alleged on information and belief, and as to those m	
Date:	
)	
(TYPE OR PRINT NAME)	(SIGNATURE)
(TITLEprovide if signing on behalf of corporation or other business entity)	
(TTEE-provide it signing on behalf of corporation of other business entity)	

ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUME	BER:	FOR COURT USE ONLY
NAME:			
FIRM NAME:			
STREET ADDRESS:			
CITY:	STATE:	ZIP CODE:	
TELEPHONE NO.:	FAX NO.:		
EMAIL ADDRESS:			
ATTORNEY FOR (name):			
SUPERIOR COURT OF CALIFORNIA, COU	NTY OF		
STREET ADDRESS:			
MAILING ADDRESS:			
CITY AND ZIP CODE:			•
BRANCH NAME:			
PLAINTIFF:			
DEFENDANT:			
ANSWER—RECOVER	RY OF COVID-19 REM	ITAL DEBT	CASE NUMBER:
TO COMPLAINT OF (name):			

ACTION FOR RECOVERY OF COVID-19 RENTAL DEBT AS DEFINED UNDER CODE OF CIVIL PROCEDURE SECTION 1179.02

Access to the records in this case is limited under Code of Civil Procedure section 1161.2.5.

This form must be used to answer Complaint—Recovery of COVID-19 Rental Debt (form PLD-C-500) within 30 calendar days after defendant is served with the complaint. Alternatively, defendant may file a demurrer, motion to strike, or motion to quash within that same time period if any of those responses are appropriate. A cross-complaint may be made on a separate pleading form (Judicial Council forms that have form numbers preceded by PLD) or individually prepared on pleading paper. Defendant may want to consult with an attorney.

If defendant cannot afford to pay filing fees to answer, defendant may ask the court to waive the fees by completing Request to Waive Court Fees (form FW-001), and filing it with the court.

1. Defendant (name or names):

answers the complaint as follows:

DENIALS (Complete item 2 or item 3, not both.)

2. General Denial (Read the instructions below before checking this item.)

Defendant generally denies each statement in the complaint.

(This item can be checked only if either of the following applies:

- The complaint is **not** verified. (The complaint is verified if the Verification at the bottom of page 4 of form PLD-C-500 is signed or if a Verification is attached to the form.); **or**
- The amount demanded in the complaint is \$35,000 or less (a limited civil case) AND the debt has not been assigned to someone other than the landlord. (If item 4 on form PLD-C-500 has been checked, this General Denial cannot be checked.)

If this General Denial is checked, go on to item 4.

If this General Denial is not checked, defendant may make the Specific Denials in item 3.)

3. Specific Denials of Allegations in Complaint

Defendant may complete this item if Defendant did not check the general denial box, above. Defendant should complete each section in item 3 below if defendant either

- disagrees that one or more statements in the corresponding section of the complaint is true or correct (list those statements by item number or letter in subpart (1) for each section); or
- does not have enough information or belief to state whether one or more of the statements in the corresponding section of the complaint are true or false (list those statements by item number or letter in subpart (2) for each section).

If defendant agrees with all of the statements in a section of the complaint, do not check any boxes for that section in item 3 below.

This will be an admission that all the statements in that section of the complaint are true.

Page 1 of

14

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	
3. a. Introductory Allegations (items 2-4 on form PLD-C-500)	
(1) Defendant denies the following statements in the section of the co (write the item number of any items in that section of form PLD-C-500 to defendant disagrees):	
(2) Defendant has no information or belief as to whether the following Allegations are true, so denies them (write the item number of an	
Allegations are true, so denies them (write the item number of an defendant denies on this basis): b. Allegations About COVID-19 Rental Debt (items 5 and 6 on form PLD-C-5)	
	*
(1) Defendant denies the following statements in the section of the condition Debt (write the item number of any items in that section of form P why defendant disagrees):	
(2) Defendant has no information or belief as to whether the following COVID-19 Rental Debt are true, so denies them (write the item in PLD-C-500 that defendant denies on this basis):	

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	
3. c. Allegations About Rental Assistance (items 7 and 8 on form PLD-C-500)	
(1) Defendant denies the following statements in the section of the complair Assistance (write the item number of any items in that section of form F explain why defendant disagrees):	
(2) Defendant has no information or belief as to whether the following items Rental Assistance are true, so denies them (write the item number of a that defendant denies on this basis):	
d. Other Allegations (item 0 on form DLD C 500 and any statements in Attachment	O to the form
 d. Other Allegations (item 9 on form PLD-C-500 and any statements in Attachment (1) Defendant denies the following statements in the section of the complain 	
(1) Defendant denies the following statements in the section of the complains of the complaint (write the item number or letter of any items in that se that defendant disagrees with, or explain why defendant disagrees. If not the complain why defendant disagrees.	ction of form PLD-C-500 or in Attachment 9
Response is provided on form MC-025, titled as Attachment 3d.	
(2) Defendant has no information or belief as to whether the following items Attachment 9 are true, so denies them (write the item number or letter PLD-C-500 that defendant denies on this basis):	in the section titled Other Allegations or in of any items in that section of form
e. Demand for Judgment (item 12 on form PLD-C-500)	
(1) Defendant denies the following statements in the section of the complair (write the item number or letter of any items in that section of form PLD-explain why defendant disagrees):	
(2) Defendant has no information or belief as to whether the following items are true, so denies them (write the item number or letter of any items the	

PLD-C-505

PLAINTIFF:		CASE NUMBER:
DEFENDANT:		
	Defenses and Objections (Check all that apply. NOTE: For each box checked, defendant must state any addition more room is needed, on form MC-025. The parties may disagree about the amount of more about these reasons in the California Department of Real Estate's guide at https://nternal.org/https://nternal.org/https://nternal.org/https:guidebook/index.html in the "Living in the Rental Unit" and "Dealing with Problems" se	rent that is owed for various reasons. Read //landlordtenant.dre.ca.gov/resources/
	a. Defendant delivered to the landlord one or more declarations of COVID-19–re apply)	•
	(1) the amount demanded includes late fees on rent or other financial obliga September 30, 2021 (Civ. Code, § 1942.9);	tions due between March 1, 2020, and
	(2) the amount demanded includes fees for services and the fees that were September 30, 2021, or had not been charged before (Civ. Code, § 1942)	
	b. Defendant has completed an application for government rental assistance for still pending, and <i>(check one)</i>	part or all of the amount demanded, which is
	(1) a copy of the notification from the government rental assistance program is attached, marked as Attachment 4h.	that a completed application was submitted
	(2) defendant does not have a copy of a notification, but the application was rental assistance program:	completed with the following government
	(name of program): (date completed): (application number):	
	c. The landlord refused to obtain rental assistance from the governmental rental housing for which rent or other financial obligations is demanded, even though (Code Civ. Proc., § 871.10(b).)	
	d. Plaintiff was assigned debt in violation of Civil Code section 1788.66 because 80 percent of the area median income for the 2020 or 2021 calendar year.	defendant's household income is at or below
	e. The amount of attorneys' fees requested by plaintiff is more than permitted by rental debt. (Code Civ. Proc., § 871.11.)	law for cases for recovery of COVID-19
	f. The amount demanded includes amounts that a third party offered to pay, but Code, § 1947.3; Gov. Code, § 12955.)	t which the landlord did not accept. (Civ.
	g. Defendant vacated the premises and does not owe rent after (date):	
	h. The amount demanded should be reduced because the landlord breached the	e warranty to provide habitable premises.
	i. The amount demanded includes amounts that the defendant spent to make n the rent, but for which the landlord did not give proper credit.	eeded repairs and properly deducted from
	j. The amount demanded includes the security deposit that the landlord improper agreement was terminated.	erly withheld after the lease or rental
	k. The amount demanded is in violation of law because the landlord improperly local rent control ordinance. (If a local ordinance, provide name of locality and	
	Other defenses or objections. (Describe briefly, and state facts to support the additional reasons why any claims raised in item 9 or Attachment 9 to form Planeeded, check box below and use form MC-025.) Other defenses and objections are provided on form MC-025, titled as	LD-C-500 should be denied. If more space is

PLD-C-505 [Rev. January 1, 2024]

4.

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	
4. m. Additional Facts. (Provide facts supporting each item checked as needed, eidox below and use form MC-025.) Facts are provided on form MC-025, titled as Attachment 4m.	ther below or, if more space is needed, check
5. Other statements (specify below or, if more room is needed, check box below a Other statements are on form MC-025, titled as Attachment 5.	nd use form MC-025):

This pleading, including attachments and exhibits, consists of the following number of pages:	PLAINTIFF:	CASE NUMBER:
Defendant requests a. that plaintiff take nothing. b.	DEFENDANT:	
Defendant requests a. that plaintiff take nothing. b.	This pleading including attachments and exhibits consists of the f	ollowing number of pages:
Defendant requests a. that plaintiff take nothing. b.		ollowing number of pages.
a. that plaintiff take nothing. b. for costs of suit. c. attomety's fees, to the extent permitted under Code of Civil Procedure section 871.11, (1) of: \$ (2) according to proof. d. Other (specify): Cach defendant for whom this answer is filed must be named in item 1 and must sign this answer unless defendant's attorney signs. Date:		
b.		
c. attorney's fees, to the extent permitted under Code of Civil Procedure section 871.11, (1) of S (2) according to proof. d. Other (specify): Cach defendant for whom this answer is filed must be named in item 1 and must sign this answer unless defendant's attorney signs. Date: Civil Cache Print Name (SIGNATURE OF DEFENDANT OR ATTORNEY)		
(1)		
(2)according to proof. dOther (specify): Each defendant for whom this answer is filed must be named in item 1 and must sign this answer unless defendant's attorney signs		ril Procedure section 8/1.11,
d. Other (specify): Each defendant for whom this answer is filed must be named in item 1 and must sign this answer unless defendant's attorney signs Date: (TYPE OR PRINT NAME) (SIGNATURE OF DEFENDANT OR ATTORNEY) Date: (SIGNATURE OF DEFENDANT OR ATTORNEY) VERIFICATION Required only if complaint is verified. An attorney should use a different verification form if verifying the pleading. 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: (TYPE OR PRINT NAME) (SIGNATURE OF DEFENDANT) Date: (SIGNATURE OF DEFENDANT) (SIGNATURE OF DEFENDANT) Date:		
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ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUM	IBER:	FOR COURT USE ONLY
NAME:			
FIRM NAME:			
STREET ADDRESS:			
CITY:	STATE:	ZIP CODE:	
TELEPHONE NO.:	FAX NO.:		
EMAIL ADDRESS:			
ATTORNEY FOR (name):			
SUPERIOR COURT OF CALIFORNIA, COU	NTY OF		
STREET ADDRESS:			
MAILING ADDRESS:			
CITY AND ZIP CODE:			
BRANCH NAME:			
PLAINTIFF:			
DEFENDANT:			
DEI ENDANT.			
VERIFICATION BY PI ASSISTANCE—RECOV	AINTIFF REGARDING ERY OF COVID-19 REI		CASE NUMBER:
	greement that accrued b	etween April 1, 2020, a	gal action to recover rent or other financial nd September 30, 2021. (See Health & Saf. ested by a judicial officer.
Plaintiff (name):			
is (check one)			
a. andlord for the tenancy for	which the rent or other	financial obligations are	owed.
b. assignee or representative checked, complete the item		enancy for which the ren	t or other financial obligations are owed. (If
(1) Name of landlord:			
(1) Italia of landiora.			
(2) Plaintiff's relationship to land	llord (describe):		
(2) · · ·a • · • · ·a			
2. Digintiff states that the following are	truo		
2. Plaintiff states that the following are			
 The landlord has not receive the amount claimed. 	ed rental assistance or	other financial compens	ation from any other source corresponding to
b. The landlord does not have source corresponding to the		n for rental assistance o	r other financial compensation from any other
c. (Complete if plaintiff is not the lar	ndlord)		
	•	basis (describe the bas	is for plaintiff making the statements in a and b
I declare under penalty of perjury under	the laws of the State of	California that the foreg	oing is true and correct.
	5 5 61		J
Date:			
)	•
(TYPE OR PRINT NAME)		•	(SIGNATURE)
,			
/TITLE Dravide if signing on hehelf of same and in a	r other husiness ontitul		
(TITLE—Provide if signing on behalf of corporation o	outer pusitiess etility)		

Page 1 of 1

Plaintiff's Claim and ORDER to Go to Small Claims Court

Notice to the person being sued:

- You are the defendant if your name is listed in **2** on page 2 of this form or on form SC-100A. The person suing you is the plaintiff, listed in **1** on page 2.
- You and the plaintiff must go to court on the trial date listed below. If you do not go to court, you may lose the case. If you lose, the court can order that your wages, money, or property be taken to pay this claim.
- Bring witnesses, receipts, and any evidence you need to prove your case.
- Read this form and all pages attached to understand the claim against you and to protect your rights.

Aviso al Demandado:

- Usted es el Demandado si su nombre figura en **(2)** de la página 2 de este formulario, o en el formulario SC-100A. La persona que lo demanda es el Demandante, la que figura en **(1)** de la página 2.
- Usted y el Demandante tienen que presentarse en la corte en la fecha del juicio indicada a continuación. Si no se presenta, puede perder el caso. Si pierde el caso, la corte podría ordenar que le quiten de su sueldo, dinero u otros bienes para pagar este reclamo.
- Lleve testigos, recibos y cualquier otra prueba que necesite para probar su caso.
- Lea este formulario y todas las páginas adjuntas para entender la demanda en su contra y para proteger sus derechos.

Clerk stamps date here when form is filed.

DRAFT

07/14/2025

Not approved by the Judicial Council

Fill in court name and street address:

Superior Court of California, County of	
Court fills in case number when form is filed.	
Case Number:	
Case Name:	

Order to Go to Court

The people in 1 and 2 must attend court: (Clerk fills out section below.)

Trial	→ Date	Time	Department	Name and address of court, if different from above
Date	1			
	2	_		
	3	_		
	Date:		Clerk, by	, Deputy

Instructions for the person suing:

- You are the plaintiff. The person you are suing is the defendant.
- **Before** you fill out this form, read form <u>SC-100-INFO</u>, *Information for the Plaintiff*, to know your rights. You can get form SC-100-INFO at any courthouse or county law library, or go to <u>courts.ca.gov/rules-forms/find-your-court-forms</u>.
- Fill out pages 2, 3, and 4 of this form. Make copies of all the pages of this form and any attachments—one for each party named in this case and an extra copy for yourself. Take or mail the original and the copies to the court clerk's office and pay the filing fee. The clerk will write the date of your trial in the box above. Your court may allow electronic filing. Check your local court website for information: courts.ca.gov/find-my-court.htm.
- You must have someone at least 18—not you or anyone else listed in this case—give each defendant a court-stamped copy of all pages of this form and any pages this form tells you to attach. There are special rules for "serving," or delivering, this form to public entities, associations, and some businesses. See forms SC-104B, and SC-104B.
- Go to court on your trial date listed above. Bring witnesses, receipts, and any evidence you need to prove your case.



SC-100, Page 1 of 6

tiff (list names):	Cas	e Number:	
The plaintiff (the person, busines	ss. or public entity that is suin	na) is:	
Name:	· · · · ·		
Street address			
Street	City	State	Zip
Mailing address (if different):			
Street	City	State	Zip
Email address (if available):			
If more than one plaintiff, list nex	•		
Name:	Phone	e:	
Street address: Street	City	Ctata	
Mailing address (if different):	City	State	Zip
Street	City	State	
Email address (if available):	·		,
 ☐ Check here if more than two plaintiffs of the Check here if either plaintiff listed abotomic Check here if any plaintiff is a "license Code sections 23000 et seq. The defendant (the person, busing the Check here if more than the person in the check here if any plaintiff is a "license Code sections 23000 et seq." 	ove is doing business under a fictitious ee" or "deferred deposit originator" ((payday lender ₎	v
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Plaintiff (lis	t names):	Case Number:	
\smile	hen did this happen? (Date):	- Through:	
	ow did you calculate the money owed to you? (Do not i		
	heck here if you need more space. Attach one sheet of p e top.	aper or form <u>MC-031</u> and write "SC-100, Item 3" at	
sue.	must ask the defendant (in person, in writing if your claim is for possession of property property. Have you done this? If no, explain why not:		
This	are you filing your claim at this courthous courthouse covers the area (check the one that applies):		
a. 🗀	 (1) Where the defendant lives or does business. (2) Where the plaintiff's property was damaged. (3) Where the plaintiff was injured. 	(4) Where a contract (written or spoken) was made, signed, performed, or broken by the defendant <i>or</i> where the defendant lived or did business when the defendant made the contract.	
b. 🗌	Where the buyer or lessee signed the contract, lives n is about an offer or contract for personal, family, or h § 395(b).)	ow, or lived when the contract was made, if this claim, ousehold goods, services, or loans. (Code Civ. Proc.,	
c. 🗌	Where the buyer signed the contract, lives now, or liveretail installment contract (like a credit card). (Civ. C	yed when the contract was made, if this claim is about a ode, § 1812.10.)	
d. 🗌	Where the buyer signed the contract, lives now, or live permanently garaged, if this claim is about a vehicle to	red when the contract was made, or where the vehicle is	
e. 🗌	Other (specify):		
6 List	the zip code of the place checked in ⑤ abo	OVE (if you know):	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	our claim about an attorney-client fee dispuant of the second of the sec		
<u> </u>	you suing a public entity? Yes No you must file a written claim with the entity first. A	A claim was filed on (date):	
If the	public entity denies your claim or does not answer with	nin the time allowed by law, you can file this form.	

Plaintiff (list names):	Case Number:				
9 Have you filed more than 12 other small clair \[\sum \text{Yes} \text{No} \text{If yes, the filing fee for this case will} \]					
Is your claim for more than \$2,500? Yes If you answer yes, you also confirm that you have not filed small claims cases for more than \$2,500 in California duals.	d, and you understand that you may not file, more than two				
I understand that by filing a claim in small claims court, I have no right to appeal to claim.					
I declare under penalty of perjury under the laws of the State of attachments to this form is true and correct.	California that the information above and on any				
Date:					
Plaintiff types or prints name here	Plaintiff signs here				
Date:	_				
Second plaintiff types or prints name here	Second plaintiff signs here				



Requests for Accommodations

Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the trial. For these and other accommodations, contact the clerk's office for form MC-410, Disability Accommodation Request. (Civ. Code, § 54.8.)

Information for the defendant (the person being sued)

"Small claims court" is a special court where claims for \$12.500 or less are decided. Individuals, including "natural persons" and sole proprietors, may claim up to \$12,500. Corporations, partnerships, public entities, and other businesses are limited to claims of \$6,250. (See below for exceptions.*) The process is guick and cheap. The rules are simple and informal. You are the *defendant*—the person being sued. The person who is suing you is the plaintiff.

Do I need a lawyer? You may talk to a lawyer before or after the case. But you may not have a lawyer represent you in court (unless this is an appeal from a small claims case).

How do I get ready for court? You don't have to file any papers before your trial, unless you think this is the wrong court for your case. But bring to your trial any witnesses, receipts, and evidence that support your case. And read "How to prepare for your trial (court date)" at selfhelp.courts.ca.gov/small-claims/trial.

What if I need an accommodation? If you have a disability or are hearing impaired, fill out form MC-410, Disability Accommodation Request. Give the form to your court clerk or the ADA/Access Coordinator.

What if I don't speak English well? Ask the court clerk as soon as possible for a court-provided interpreter. You may use form INT-300, Request for Interpreter (Civil) or a local court form to request an interpreter. If a court interpreter is unavailable for your trial, it may be necessary to reschedule your trial. You cannot • bring your own interpreter for the trial unless the interpreter has been approved by the court as a certified, registered, or provisionally qualified interpreter. (See Cal. Rules of Court, rule 2.893, and form INT-140.)

Where can I get the court forms I need? Go to any courthouse or your county law library, or print forms at selfhelp.courts.ca.gov/small-claims-forms.

What happens at the trial? The judge will listen to both sides. The judge may make a decision at your trial or mail the decision to you later.

What if I lose the case? If you lose, you may appeal. You'll have to pay a fee. (Plaintiffs cannot appeal their own claims.)

- If you were at the trial, file form SC-140, Notice of Appeal. You must file within 30 days after the clerk hands or mails you the judge's decision (judgment) on form SC-200 or form SC-130, Notice of Entry of Judgment.
- If you were not at the trial, fill out and file form SC-135, Notice of Motion to Vacate Judgment and Declaration, to ask the judge to cancel the judgment (decision). If the judge does not give you a new trial, you have 10 days to appeal the decision. File form SC-140.

For more information on appeals, see selfhelp.courts.ca.gov/smallclaims/after-trial/small-claims-appeals.

Do I have options? Yes. If you are being sued you can:

· Settle your case before the trial. If you and the plaintiff agree on how to settle the case before the trial, the plaintiff must file form CIV-110, Request for Dismissal or a written and signed settlement agreement with the clerk. Ask the Small Claims Advisor for help.

- **Prove this is the wrong court.** Send a letter to the court before your trial explaining why you think this is the wrong court. Ask the court to dismiss the claim. You must serve (give) a copy of your letter (by mail or in person) to all parties. (Your letter to the court must say you have done so.)
- Go to the trial and try to win your case. Bring witnesses, receipts, and any evidence you need to prove your case. To have the court order a witness to go to the trial, fill out form SC-107, Small Claims Subpoena and Declaration, and have it served on the witness.
- Sue the person who is suing you. If you have a claim against the plaintiff, and the claim is appropriate for small claims court as described on this form, you may file Defendant's Claim (form SC-120) and bring the claim in this action. If your claim is for more than allowed in small claims court, you may still file it in small claims court if you give up the amount over the small claims value amount, or you may file a claim for the full value of the claim in the appropriate court. If your claim is for more than allowed in small claims court and relates to the same contract. transaction, matter, or event that is the subject of the plaintiff's claim, you may file your claim in the appropriate court and file a motion to transfer the plaintiff's claim to that court to resolve both matters together. You can see a description of the amounts allowed in the paragraph above, titled "Small Claims Court."
- Agree with the plaintiff's claim and pay the **money.** Or, if you can't pay the money now, go to your trial and say you want to make payments.
- Let the case "default." If you don't settle and do not go to the trial (default), the judge may give the plaintiff what he or she is asking for plus court costs. If this happens, the plaintiff can legally take your money, wages, and property to pay the judgment.

What if I need more time?

You can change the trial date if:

- You cannot go to court on the scheduled date (you will have to pay a fee to postpone the trial), or
- · You did not get served (receive this order to go to court) at least 15 days before the trial (or 20 days if you live outside the

Ask the Small Claims Clerk about the rules and fees for postponing a trial. Or fill out form SC-150 (or write a letter) and mail it to the court *and* to all other people listed on your court papers before the deadline. Enclose a check for your court fees, unless a fee waiver was granted.



Need help?

our county's Small Claims Advisor can help for free.

Or go to selfhelp.courts.ca.gov/small-claims-advisor	

* Exceptions: Different limits apply in an action against a defendant who is a guarantor. (See

Code Civ. Proc., § 116.220(c).)



Información para el demandado (la persona demandada)

La "Corte de reclamos menores" es una corte especial donde se deciden casos por \$12,500 o menos. Los individuos, o sea las "personas físicas" y los propietarios por cuenta propia, pueden reclamar hasta \$12,500. Las corporaciones, asociaciones, entidades públicas y otras empresas solo pueden reclamar hasta \$6,250. (Vea abajo para las excepciones.*) El proceso es rápido y económico. Las reglas son sencillas e informales. Usted es el Demandado—la persona que se está demandando. La persona que lo está demandando es el Demandante.

¿Necesito un abogado? Puede hablar con un abogado antes o después del caso. Pero no puede tener a un abogado que lo represente ante la corte (a menos que se trate de una apelación de un caso de reclamos menores).

¿Cómo me preparo para ir a la corte? No tiene que presentar ningún documento antes del juicio, a menos que piense que ésta es la corte equivocada para su caso. Pero lleve al juicio cualquier testigos, recibos y pruebas que apoyan su caso. Y lea "Cómo prepararse para su juicio" en selfhelp.courts.ca.gov/es/reclamos-menores/juicio.

¿Qué hago si necesito una modificación? Si tiene una discapacidad o tiene impedimentos de audición, llene el formulario MC-410, Solicitud de modificaciones para discapacidad. Entregue el formulario al secretario de la corte o al Coordinador de Acceso/ADA de su corte.

¿Qué pasa si no hablo bien inglés? Solicite un intérprete al secretario de la corte lo más pronto posible. Puede usar el formulario INT-300 o un formulario de su corte local. Si no está disponible un intérprete de la corte para su juicio, es posible que se tenga que cambiar la fecha de su juicio. No puede llevar su propio intérprete para el juicio a menos que el intérprete haya sido aprobado por la corte como un intérprete certificado, registrado, o provisionalmente calificado. (Vea la regla 2.893 de las Reglas de la Corte de California, y el formulario INT-140.)

¿Dónde puedo obtener los formularios de la corte que necesito? Vaya a cualquier edificio de la corte, la biblioteca legal de su condado, o imprima los formularios en selfhelp.courts.ca.gov/es/formularios-dereclamos-menores.

¿Qué pasa en el juicio? El juez escuchará a ambas partes. El juez puede tomar su decisión durante la audiencia o enviársela por correo después.

¿Qué pasa si pierdo el caso? Si pierde, puede apelar. Tendrá que pagar una cuota. (El Demandante no puede apelar su propio reclamo.)

- Si estuvo presente en el juicio, llene el formulario <u>SC-140</u>, Aviso de apelación (Notice of Appeal). Tiene que presentarlo dentro de 30 días después de que el secretario le entregue o envíe la decisión (fallo) del juez en el formulario <u>SC-200</u> o <u>SC-130</u>, Aviso de publicación del fallo (Notice of Entry of Judgment).
- Si no estuvo en el juicio, llene y presente el formulario <u>SC-135</u>, Aviso de petición para anular el fallo y Declaración para pedirle al juez que anule el fallo (decisión). Si la corte no le otorga un nuevo juicio, tiene 10 días para apelar la decisión. Presente el formulario <u>SC-140</u>.

Para obtener más información sobre las apelaciones, vea selfhelp.courts.ca.gov/es/reclamos-menores/despues-del-juicio/ apelaciones-de-reclamos-menores.

¿Tengo otras opciones? Sí. Si lo están demandando, puede:

• Resolver su caso antes del juicio. Si usted y el Demandante se ponen de acuerdo en cómo resolver el caso antes del juicio, el Demandante tiene que presentar el formulario <u>CIV-110</u> Solicitud de desestimación (Request for Dismissal) o un acuerdo de resolución escrito y firmado al secretario de la corte. Pídale al Asesor de Reclamos Menores que lo ayude.

- Probar que es la corte equivocada. Envíe una carta a la corte antes del juicio explicando por qué cree que es la corte equivocada. Pídale a la corte que despida el reclamo. Tiene que entregar (dar) una copia de su carta (por correo o en persona) a todas las partes. (Su carta a la corte tiene que decir que hizo la entrega.)
- Ir al juicio y tratar de ganar el caso. Lleve testigos, recibos y
 cualquier prueba que necesite para probar su caso. Si desea que
 la corte emita una orden de comparecencia para que los testigos
 vayan al juicio, llene el formulario SC-107, Citatorio de reclamos
 menores (Small Claims Subpoena) y entrégueselo legalmente al
 testigo.
- Demandar a la persona que lo demandó. Si tiene un reclamo contra el Demandante, y el reclamo se puede presentar en la corte de reclamos menores, tal como se describe en este formulario, puede presentar el formulario SC-120, Reclamo del demandado (Defendant's Claim) y presentarlo en este mismo caso. Si su reclamo excede el límite permitido en la corte de reclamos menores, puede igualmente presentarlo en la corte de reclamos menores si está dispuesto a limitar su reclamo al máximo permitido, o puede presentar un reclamo por el monto total en la corte apropiada. Si su reclamo excede el límite permitido en la corte de reclamos menores y está relacionado con el mismo contrato, transacción, asunto o acontecimiento que el reclamo del Demandante, puede presentar su reclamo en la corte apropiada y presentar una moción para transferir el reclamo del Demandante a dicha corte, para poder resolver los dos reclamos juntos. Puede ver una descripción de los montos permitidos en el párrafo anterior titulado "Corte de reclamos menores".
- Aceptar el reclamo del Demandante y pagar el dinero. O, si no puede pagar en ese momento, vaya al juicio y diga que quiere hacer los pagos a plazos.
- No ir al juicio y aceptar el fallo por falta de comparecencia. Si no llega a un acuerdo con el Demandante y no va al juicio (fallo por falta de comparecencia), el juez le puede otorgar al Demandante lo que está reclamando más los costos de la corte. En ese caso, el Demandante legalmente puede tomar su dinero, su sueldo o sus bienes para cobrar el fallo.

¿Qué hago si necesito más tiempo? Puede cambiar la fecha del juicio si:

- No puede ir a la corte en la fecha programada (tendrá que pagar una cuota para aplazar el juicio), o
- No le entregaron los documentos legalmente (no recibió la orden para ir a la corte) por lo menos 15 días antes del juicio (ó 20 días si vive fuera del condado).

Pregúntele al secretario de reclamos menores sobre las reglas y las cuotas para aplazar un juicio. O llene el formulario <u>SC-150</u> (o escriba una carta) y envíelo antes del plazo a la corte y a todas las otras personas que figuran en sus papeles de la corte. Adjunte un cheque para pagar los costos de la corte, a menos que le hayan dado una exención.



¿Necesita ayuda? El Asesor de Reclamos Menores de su condado le puede ayudar sin cargo.

O visite selfhelp.courts.ca.gov/es/asesor-de-reclamos-menores.

* Excepciones: Existen diferentes límites en un reclamo contra un garante. (Vea el Código de Procedimiento Civil, sección 116.220 (c).)

Fictitious Business Name

Case Number:		

This form is attached to: Form SC-100	Form SC-120
("doing business as," or "dba") give the estate investment trusts do not have to file this form.	are doing business under a fictitious name following information. (Nonprofits and exempt real)
Business address (not a U.S. Postal Service P.O. Bo.	x):
Mailing address (if different):	
☐ a partnership ☐ other (sp. You must follow the laws for fictitious business name	o3/18/2025 Not approved by liability company the Judicial Council es. If you have not followed these laws, including filing a
fictitious business name statement in your county an can dismiss your case.	nd publishing this information in a local newspaper, the court
Name of county where you filed your Fic	titious Business Name Statement (dba):
Your Fictitious Business Name Statemer	nt number:
Date your Fictitious Business Name Stat	tement expires:
	the State of California that the information above is true and e officer (CEO), or other qualified officer can sign this form
Date:	
Type or print your name and title	Sign your name
	Need help? Your county's Small Claims Advisor can help for free.
	Or go to selfhelp.courts.ca.gov/small-claims-advisor

What is "service"?

"Service" or "serving" is when someone—not you or anyone else listed in this case—gives a copy of your court papers to the person, business, or public entity you are suing. Service lets the other party know:

- What you are asking for;
- When and where the trial will be; and
- What the party can choose to do.

There are strict rules for serving court papers. This form explains how to serve these forms:

- Form SC-100, Plaintiff's Claim
- Form SC-120, Defendant's Claim

How is service done?

This form tells you how to serve by *personal* service or *substituted* service.

Personal service means someone gives the papers directly to the person being sued or to the agent authorized to accept service (business or public entity).

Substituted service means someone gives the papers to an adult where the person lives, works, or receives mail (including a private post office box, but not a U.S. Postal Service P.O. Box).

What if the court papers do not get served?

The judge cannot hear your case unless the court papers were served correctly.

Can the court serve the papers for me?

Yes. You can pay the court to mail your claim to the person you are suing. But if the person you are suing or the person's agent for service doesn't sign the U.S. Postal Service mail receipt with his or her complete name, or if someone else signs the receipt, you will have to serve again using personal or substituted service.

Who can serve?

You can ask a friend, a process server, or the sheriff. The server must be at least 18 and not listed in the case.

A "process server" is someone you pay to deliver court forms. Look in the *Yellow Pages* under "Process Serving." The sheriff (or marshal if your county has one) can also deliver court forms. Ask the court clerk how to contact the sheriff. Or look in the county section of your phone book under "Sheriff." You must pay the server, unless you qualify for a fee waiver.

How is personal service done?

Ask someone who is at least 18 and not listed in this case to personally "serve" (give) a copy of your court papers to the person or the agent authorized to accept court papers for the person, business, or public entity listed on form SC-104.

Give the server a separate *Proof of Service* form for each person, business, or public entity you are suing. And tell the server to:

- Walk up to the person to be served.
- Say, "These are court papers."
- Give the person copies of all papers checked on form SC-104, *Proof of Service*. If the person won't take the papers, just leave them near the person. It doesn't matter if the person tears them up.
- Fill out and sign page 2 of form SC-104, Proof of Service.

How is substituted service done?

If you don't want to use personal service or can't find the person to be served, ask someone who is at least 18 and not listed in this case to serve the court papers.

Give the server a separate *Proof of Service* form for each person, business, or public entity you are suing. Tell the server to give the papers to:

- A competent adult (at least 18) at the home of and living with the person to be served *or*
- An adult who seems to be in charge where the person to be served usually works *or*
- An adult who seems to be in charge where the person receives mail (including a private mailbox, but not a U.S. Postal Service P.O. Box). *Note:* This is only for cases where the physical address of the person to be served is not known.

Then do the following:

- Write down that person's name and say, "Please give these court papers to [name of person to be served]."
 If the person does not want to give his or her name, describe the person you served.
- Give that person copies of all papers checked on form SC-104, *Proof of Service*. If the person won't take the papers, just leave them near the person.
- Mail another copy of the papers (by first-class mail) to the person being sued at the same address where you left the papers.
- Fill out and sign page 2 of form SC-104, *Proof of Service*.

What does the server do with the original *Proof of Service* form?

If a process server or sheriff served the papers, he or she can file form SC-104, *Proof of Service*, with the clerk. If the server used a different *Proof of Service* form, ask him or her to list each paper served on the form. Also make sure that the registered server will file the original directly with the court and will mail you a copy of the filed form. Take it with you when you go to court.

If a friend served the papers, tell him or her to give the completed form back to you. Keep a copy for your records and take the copy with you when you go to court.

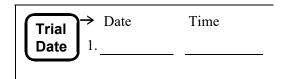
You need to file the original completed *Proof of Service* form **5 days before** your trial.

When do the court forms have to be served?

• If you are serving form SC-100, *Plaintiff's Claim*, look at the trial date on page 1. Then, look at a calendar.

For *personal* service, subtract 15 days from the trial date (or 20 days if the person, business, or public entity is located outside the county). That's the deadline for serving your small claims forms. But you can serve the forms before the deadline.

The people in (1) and (2) must go to court



For *substituted* service, subtract 25 days from the date the server mailed a copy of the court papers served (or 30 days if the person, business, or public entity is located outside the county). That's the deadline for serving your small claims forms. But you can serve the forms before the deadline.

If the person, business, or public entity to be served is outside California or if you are serving a different form, ask the Small Claims Advisor for more information.

• If you are serving form SC-120, *Defendant's Claim*, look at the trial date on page 1. Then look at a calendar.

For *personal* or *substituted* service, subtract 5 days from the trial date. That's the deadline for serving your small claims forms if you were served at least 11 days before the trial. If you were served 10 days or less before the trial date, you must serve at least 1 day before the trial. But you can serve the forms before the deadline.

What if I can't get the court papers served before the trial?

If you were not able to serve your claim (form SC-100 or SC-120) before the deadline for service, talk to your Small Claims Clerk. Each county has its own rules.

If you already served your claim on some parties but not everyone you are suing, you may need to fill out and file form SC-150, *Request to Postpone Trial*, at least 10 days before the trial date (or explain why you couldn't meet the 10-day deadline). Then give or mail a copy of this form to all other plaintiffs and defendants listed on your court papers.

The court may postpone your trial for 15 days or more.

Who do I have to serve?

If you are suing a person (or people)—not a business or public entity—serve each person you are suing. For example, if you were in a car accident and you are suing the owner and the driver of the car, you must list the names of the owner *and* the driver on your claim and serve both people.

Examples:

If the owner and driver are the same person: *Lee Smith, owner and driver*

If the owner and driver are not the same person:

Lee Smith, driver

Bob Smith, owner

If you are suing a business, an association, or a public entity, read form <u>SC-104C</u>, *How to Serve a Business*.



Need help?

Your county's Small Claims Advisor can help for free.

Or go to selfhelp.courts.ca.gov/small-claims-advisor.

Plaintiff's Claim and ORDER to Go to Small Claims Court (COVID-19 Rental Debt)

THIS IS AN ACTION TO RECOVER COVID-19 RENTAL DEBT AS DEFINED UNDER CODE OF CIVIL PROCEDURE, § 1179.02. ACCESS TO RECORDS IN THIS CASE IS LIMITED UNDER CODE OF CIVIL PROCEDURE, § 1161.2.5.

Notice to the person being sued:

- You are the defendant if your name is listed in **2** of this form or on form <u>SC-500A</u>. The person suing you is the plaintiff, listed in **1**.
- You and the plaintiff must go to court on the trial date listed below. If you do not go to court, you may lose the case. If you lose, the court can order that your wages, money, or property be taken to pay this claim. (Note: This small claims case cannot result in your eviction.) Bring witnesses, receipts, and any other evidence you need to prove your case.
- Read this form and all pages attached to understand the claim against you
 and to protect your rights, and read <u>SC-500-INFO</u>, <u>COVID-19 Rental Debt</u>
 in <u>Small Claims Court</u> for more information, at <u>www.courts.ca.gov/forms</u>.

Aviso al Demandado:

- Usted es el Demandado si su nombre figura en **2** de la página 2 de este formulario, o en el formulario SC-500A. La persona que lo demanda es el Demandante, la que figura en **1** de la página 2.
- Usted y el Demandante tienen que presentarse en la corte en la fecha del juicio indicada a continuación. Si no se presenta, puede perder el caso. Si pierde el caso, la corte podría ordenar que le quiten de su sueldo, dinero u otros bienes para pagar este reclamo. (Nota: Este caso de reclamos menores no puede resultar en un desalojo.) Lleve testigos, recibos y cualquier otra prueba que necesite para probar su caso.
- Lea este formulario y todas las páginas adjuntas para entender la demanda en su contra y para proteger sus derechos, y lea SC-500-INFO, La deuda de alquiler del COVID-19 en la corte de reclamos menores para más información, en www.courts.ca.gov/forms.
 Order to Go to Court

The people in (1) and (2) must go to court: (Clerk fills out section below.)

Trial Date	→ Date 1. 2.	Time	Department	Name and address of court, if different from above
	3. Date:		Clerk, by	, Deputy

Instructions for the person suing:

- You are the plaintiff. The person you are suing is the defendant.
- **Before** you fill out this form, read forms <u>SC-500-INFO</u> and <u>SC-100-INFO</u> to know your rights. Get the forms at any courthouse or county law library, or go to <u>www.courts.ca.gov/forms</u>.
- Fill out pages 2, 3, and 4 of this form. Make copies of all the pages of this form and any attachments—one for each party named in this case and an extra copy for yourself. Take or mail the original and the copies to the court clerk's office and pay the filing fee. The clerk will write the date of your trial in the box above. Your court may allow electronic filing. Check your local court website for information: www.courts.ca.gov/find-my-court.htm.
- You must have someone at least 18—not you or anyone else listed in this case—give each defendant a court-stamped copy of all pages of this form and any pages this form tells you to attach. See forms <u>SC-104</u> and <u>SC-104B</u>.
- Go to court on your trial date listed above. Bring witnesses, receipts, and any evidence you need to prove your case.

Fill in court name and street address:

Till ill court hame and street address.
Superior Court of California, County of
Court fills in case number when form is filed.

Court mile in case m	annoci wiich form to mea.
Case Number:	
Case Name:	



ff (list names):	Case	e Number:	
The plaintiff (the person, business, or p	ublic ontity that is suing	u) ie:	
	•	. ,	
Name:	r none.		
Street address:			
Street	City	State	Zip
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f more than one plaintiff, list next plaint	iff here:		
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Plaintiff (list names):		(list names):	Case Number:
3	(ur	ne plaintiff claims the defendant owes \$npaid rent or other financial obligations of a tenant that can ptember 30, 2021). (Code Civ. Proc., § 1179.02.) (Explain as	
	a.	Rent . List all rent you claim defendant owes that came due in 2021. For each month you claim rent is due, include each amount	
		-	
	b.	Other amounts of COVID-19 rental debt. List all unpaid for agreement (other than rent) that you claim defendant owes an each month you claim other financial obligations are due, includes for (for example, parking fees or utilities included as part	d that came due during the period in (a) above. For ude each amount, the date it came due, and what it
		Check here if you need more space. Attach one sheet of paper the top.	or form <u>MC-031</u> , and write "SC-500, Item 3" at
(4)		nounts paid or offsets.	
	alre bet	t any amounts you received from defendant, rental assistance peady credited, and any other amounts you have offset or credite ween March 1, 2020, and September 30, 2021, that you are not en it was paid or credited, and what it was for.	d, for rent or other financial obligations due
- [Check here if you need more space. Attach one sheet of paper the top.	or form MC-031, and write "SC-500, Item 4" at
5		ou must ask the defendant (in person, in writing, le. Have you done this?	or by phone) to pay you before you
		Yes No If no, explain why not:	

Plaintiff (list names):	Case Number:
6 Why are you filing your claim at this courthouse? This courthouse covers the area (check one that applies):	
a. Where the defendant lives or does business.	
 b. Where the rental agreement, lease, or contract (written or spoken) by the defendant <i>or</i> where the defendant lived or did business whe c. Other (specify): 	
7 List the zip code of the place checked in 6 above (if you kn	now it):
B Have you filed more than 12 other small claims within the ☐ Yes ☐ No If yes, the filing fee for this case will be higher.	
9 Plaintiff must make a good-faith effort to help defendant of filing this case. Check all that apply below. You must also efforts or, if you do not have documentation, describe yo Plaintiff made a good-faith effort to help defendant obtain rental assistant Code of Civil Procedure section 871.10(a), by:	attach documentation of those ur effort below.
a. Investigating whether governmental rental assistance is available assistance.	to the tenant;
b. Seeking governmental rental assistance for the tenant; or	
c. Cooperating with the tenant's efforts to obtain rental assistance from third party.	om any governmental entity or other
Check here if documentation is attached. If not attached, describe yo	our efforts below.
10 I understand that the court cannot issue a judgment for assistance for the amounts I am claiming from defende	
a. I have not received rental assistance or other financial compensation for of the amount claimed in item 3 above; and	rom any other source corresponding to any
b. I do not have any application pending for rental assistance or other fin source corresponding to any of the amount claimed in item 3 above.	ancial compensation from any other
11) I understand that by filing a claim in small claims court, I claim.	have no right to appeal this
I declare under penalty of perjury under the laws of the State of California that to attachments to this form is true and correct. Date:	he information above and on any
Plaintiff types or prints name here	Plaintiff signs here
Date:	
Second plaintiff types or prints name here	Second plaintiff signs here
Requests for Accommodations	
Assistive listening systems, computer-assisted real-time caption services are available if you ask at least five days before the trial contact the clerk's office for Disability Accommodation Regular	al. For these and other accommodations,

Information for the defendant (the person being sued)

"Small claims court" is a special court where generally only claims for \$12,500 or less are decided. This limitation has been lifted for cases for recovery of COVID-19 rental debt.* The process is quick and cheap. The rules are simple and informal. You are the defendant—the person being sued. The person who is suing you is the plaintiff.

Do I need a lawyer? You may talk to a lawyer before or after the case. But you may not have a lawyer represent you in court (unless this is an appeal from a small claims case).

How do I get ready for court? Read form SC-500-INFO. COVID-19 Rental Debt in Small Claims Court. You don't have to file any papers before your trial, unless you think this is the wrong court for your case. But bring to your trial any witnesses, receipts, and evidence that support your case. And read "Be Prepared for Your Trial" at www.courts.ca.gov/smallclaims/prepare.

Where can I get the court forms I need? Go to any courthouse or your county law library, or get forms at www.courts.ca.gov/forms.

What if I need an accommodation? If you have a disability or are hearing impaired, fill out form MC-410, Disability Accommodation Request. Give the form to your court clerk or the ADA/Access Coordinator.

What if I don't speak English well? Ask the court clerk as soon as possible for a court-provided interpreter. You may use form INT-300, Request for Interpreter (Civil), or a local court form to request an interpreter. If a court interpreter is unavailable for your trial, it may be necessary to reschedule your trial. You cannot bring your own interpreter for the trial unless the interpreter has been approved by the court as a certified, registered, or provisionally qualified interpreter. (See Cal. Rules of Court, rule 2.893, and form INT-140.)

What happens at the trial? The judge will listen to both sides. The judge may make a decision at your trial or mail the decision to you later.

What if I lose the case? If you lose, you may appeal. You'll have to pay a fee. (Plaintiffs cannot appeal their own claims.)

- If you were at the trial, file form SC-140, Notice of Appeal. You must file within 30 days after the clerk hands or mails you the judge's decision (judgment) on form SC-200 or form SC-130, Notice of Entry of Judgment.
- If you were not at the trial, fill out and file form SC-135, Notice of Motion to Vacate Judgment and Declaration, to ask the judge to cancel the judgment (decision). If the judge does not give you a new trial, you have 10 days to appeal the decision. File form SC-140.

For more information on appeals, see www.courts.ca.gov/ smallclaims/appeals.

Do I have options? Yes. If you are being sued, you can:

• Settle your case before the trial. If you and the plaintiff agree on how to settle the case before the trial, the plaintiff must file form CIV-110, Request for Dismissal or a written and signed settlement agreement with the clerk. Ask the Small Claims Advisor for help.

- Prove this is the wrong court. Send a letter to the court before your trial explaining why you think this is the wrong court. Ask the court to dismiss the claim. You must serve (give) a copy of your letter (by mail or in person) to all parties. (Your letter to the court must say you have done so.)
- Go to the trial and try to win your case. Bring witnesses, receipts, and any evidence you need to prove your case. To have the court order a witness to go to the trial, fill out form SC-107, Small Claims Subpoena and Declaration and have it served on the witness.
- Sue the person who is suing you. If you have a claim. against the plaintiff, and the claim is for \$12,500 or less, you may file Defendant's Claim and ORDER to Go to Small Claims Court (form SC-120) and bring the claim in this action. If your claim is for more than allowed in small claims court, you may still file it in small claims court if you give up the amount over the small claims value amount, or you may file a claim for the full value of the claim in the appropriate court. If your claim is for more than allowed in small claims court and relates to the same contract, transaction, matter, or event that is the subject of the plaintiff's claim, you may file your claim in the appropriate court and file a motion to transfer the plaintiff's claim to that court to resolve both matters together. You can see a description of the amounts allowed in the paragraph above, titled "Small Claims Court."
- Agree with the plaintiff's claim and pay the money. Or, if you can't pay the money now, go to your trial and say you want to make payments.
- Let the case "default." If you don't settle and do not go to the trial (default), the judge may give the plaintiff what he or she is asking for plus court costs. If this happens, the plaintiff can legally take your money, wages, and property to pay the judgment. (But not your rental unit; this is not an eviction case.)

What if I need more time?

You can change the trial date if:

- · You cannot go to court on the scheduled date (you will have to pay a fee to postpone the trial), or
- · You did not get served (receive this order to go to court) at least 15 days before the trial (or 20 days if you live outside the county).

Ask the Small Claims Clerk about the rules and fees for postponing a trial. Or fill out form SC-150 (or write a letter) and mail it to the court and to all other people listed on your court papers before the deadline. Enclose a check for your court fees, unless a fee waiver was granted.



*Limits do not apply in an action to recover COVID-19 rental debt, which is unpaid rent or other financial obligations of a tenant that are due between March 1, 2020, and Sept. 30, 2021. (See Code Civ. Proc., §§ 116.223 & 1179.02.) Read SC-500-INFO, COVID-19 Rental Debt in Small Claims Court.



Información para el demandado (la persona demandada)

La "Corte de reclamos menores" es una corte especial donde generalmente se deciden casos por \$12,500 o menos. Se suspendió este límite para acciones para reclamar una deuda de alquiler del COVID-19.* El proceso es rápido y económico. Las reglas son sencillas e informales. Usted es el Demandado—la persona que se está demandando. La persona que lo está demandando es el Demandante.

¿Necesito un abogado? Puede hablar con un abogado antes o después del caso. Pero no puede tener a un abogado que lo represente ante la corte (a menos que se trate de una apelación de un caso de reclamos menores).

¿Cómo me preparo para ir a la corte? Lea el formulario SC-500-INFO, La deuda de alquiler del COVID-19 en la corte de reclamos menores. No tiene que presentar ningún documento antes del juicio, a menos que piense que ésta es la corte equivocada para su caso. Pero lleve al juicio los testigos, recibos y pruebas que apoyan su caso. Y lea "Esté preparado para su juicio" en www.courts.ca.gov/reclamosmenores/preparese.

¿Dónde puedo obtener los formularios de la corte que necesito? Vaya a cualquier edificio de la corte, la biblioteca legal de su condado, o imprima los formularios en www.courts.ca.gov/smallclaims/forms (página está en inglés).

¿Qué hago si necesito una modificación? Si tiene una discapacidad o tiene impedimentos de audición, puede llenar el formulario MC-410, Solicitud de modificaciones para discapacidad. Entregue el formulario al secretario de la corte o al Coordinador de Acceso/ADA de su corte.

¿Qué pasa si no hablo bien inglés? Solicite un intérprete al secretario de la corte lo más pronto posible. Puede usar el formulario INT-300 o un formulario de su corte local. Si no está disponible un intérprete de la corte para su juicio, es posible que se tenga que cambiar la fecha de su juicio. No puede llevar su propio intérprete para el juicio a menos que el intérprete haya sido aprobado por la corte como un intérprete certificado, registrado, o provisionalmente calificado. (Vea la regla 2.893 de las Reglas de la Corte de California, y el formulario INT-140.)

¿Qué pasa en el juicio? El juez escuchará a ambas partes. El juez puede tomar su decisión durante la audiencia o enviársela por correo después.

¿Qué pasa si pierdo el caso? Si pierde, puede apelar. Tendrá que pagar una cuota. (El Demandante no puede apelar su propio reclamo.)

- Si estuvo presente en el juicio, llene el formulario SC-140, Aviso de apelación (Notice of Appeal). Tiene que presentarlo dentro de 30 días después de que el secretario le entregue o envíe la decisión (fallo) del juez en el formulario SC-200 o SC-130, Aviso de publicación del fallo (Notice of Entry of Judgment).
- Si no estuvo en el juicio, llene y presente el formulario SC-135, Aviso de petición para anular el fallo y Declaración para pedirle al juez que anule el fallo (decisión). Si la corte no le otorga un nuevo juicio, tiene 10 días para apelar la decisión. Presente el formulario SC-140.

Para obtener más información sobre las apelaciones, vea www.courts.ca.gov/reclamosmenores/apelaciones.

¿Tengo otras opciones? Sí. Si lo están demandando, puede:

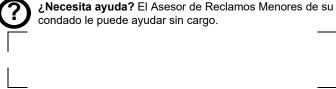
• Resolver su caso antes del juicio. Si usted y el Demandante se ponen de acuerdo en cómo resolver el caso antes del juicio, el Demandante tiene que presentar el formulario CIV-110 Solicitud de desestimación (Request for Dismissal) o un acuerdo de resolución escrito y firmado al secretario de la corte. Pídale al Asesor de Reclamos Menores que lo ayude.

- Probar que es la corte equivocada. Envíe una carta a la corte antes del juicio explicando por qué cree que es la corte equivocada. Pídale a la corte que despida el reclamo. Tiene que entregar (dar) una copia de su carta (por correo o en persona) a todas las partes. (Su carta a la corte tiene que decir que hizo la entrega.)
- Ir al juicio y tratar de ganar el caso. Lleve testigos, recibos y
 cualquier prueba que necesite para probar su caso. Si desea que
 la corte emita una orden de comparecencia para que los testigos
 vayan al juicio, llene el formulario SC-107, Citatorio de reclamos
 menores (Small Claims Subpoena) y entrégueselo legalmente al
 testigo.
- Demandar a la persona que lo demandó. Si tiene un reclamo contra el Demandante, y el reclamo se puede presentar en la corte de reclamos menores, tal como se describe en este formulario, puede presentar el formulario SC-120, Reclamo del demandado (Defendant's Claim) y presentarlo en este mismo caso. Si su reclamo excede el límite permitido en la corte de reclamos menores, puede igualmente presentarlo en la corte de reclamos menores si está dispuesto a limitar su reclamo al máximo permitido, o puede presentar un reclamo por el monto total en la corte apropiada. Si su reclamo excede el límite permitido en la corte de reclamos menores y está relacionado con el mismo contrato, transacción, asunto o acontecimiento que el reclamo del Demandante, puede presentar su reclamo en la corte apropiada y presentar una moción para transferir el reclamo del Demandante a dicha corte, para poder resolver los dos reclamos juntos. Puede ver una descripción de los montos permitidos en el párrafo anterior titulado "Corte de reclamos menores".
- Aceptar el reclamo del Demandante y pagar el dinero. O, si no puede pagar en ese momento, vaya al juicio y diga que quiere hacer los pagos a plazos.
- No ir al juicio y aceptar el fallo por falta de comparecencia. Si no llega a un acuerdo con el Demandante y no va al juicio (fallo por falta de comparecencia), el juez le puede otorgar al Demandante lo que está reclamando más los costos de la corte. En ese caso, el Demandante legalmente puede tomar su dinero, su sueldo o sus bienes para cobrar el fallo. (Pero no su hogar alquilado; esto no es un caso de desalojo.)

¿Qué hago si necesito más tiempo? Puede cambiar la fecha del juicio si:

- No puede ir a la corte en la fecha programada (tendrá que pagar una cuota para aplazar el juicio), o
- No le entregaron los documentos legalmente (no recibió la orden para ir a la corte) por lo menos 15 días antes del juicio (o 20 días si vive fuera del condado).

Pregúntele al secretario de reclamos menores sobre las reglas y las cuotas para aplazar un juicio. O llene el formulario SC-150 (o escriba una carta) y envíelo antes del plazo a la corte y a todas las otras personas que figuran en sus papeles de la corte. Adjunte un cheque para pagar los costos de la corte, a menos que le hayan dado una exención.



O visite <u>www.courts.ca.gov/reclamosmenores/asesores</u>.

*Los límites no se aplican a las acciones para reclamar una deuda de alquiler del COVID-19, que se define como alquiler u otras obligaciones financieras impagas de un inquilino que vencieron entre el 1 de marzo de 2020 y el 30 de septiembre de 2021. (Vea el Código de Procedimiento Civil, secciones 116.223 y 1179.02.) Lea el formulario SC-500-INFO, La deuda de alquiler del COVID-19 en la corte de reclamos menores.

Rev. January 1, 2024

SC-500A

Other Plaintiffs or Defendants (COVID-19 Rental Debt)

Case Number:	

	Other plaintiff's name:	fs (person, busines		hone:	
	Street address:				<u></u>
	Street		City	State	Zip
	Mailing address (if different):				
		Street	City	State	Zip
	Email address (if available):				
	Is this plaintiff doing business to	•	* *	ch form <u>SC-103</u>	<u>3</u> .
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	Is this plaintiff doing business i		Yes No If yes, att	ach form SC-10	<i>93</i> .
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SC-500-INFO COVID-19 Rental Debt in Small Claims Court

Beginning November 1, 2021, a landlord has the option to bring an action in small claims court to recover COVID-19 rental debt that is more than the normal limits for small claims actions. The purpose of bringing these claims in small claims court is to resolve disputes about COVID-19 rental debt. The small claims court cannot determine possession of residential property or evict a tenant from property.

What is COVID-19 rental debt?

COVID-19 rental debt means any unpaid rent or any other money owed under a residential lease or residential rental agreement (for example, parking fees or utility payments) that came due between March 1, 2020, and September 30, 2021.

What is small claims court?

Small claims court is a special court where disputes are resolved quickly and inexpensively. The rules are simple and informal. You may ask a lawyer for advice before you go to court, but you cannot have a lawyer in court.

Who are the parties in a small claims case?

- The person who sues is the plaintiff, the **landlord** in these cases. If the landlord is a business, an employee such as a property manager may go to a small claims trial for the landlord (use form SC-109, Authorization to Appear).
- The person who is sued is the defendant, the tenant in these cases. There may be more than one tenant paying rent for a single residence. The landlord may want to name all tenants as defendants.

How does a COVID-19 rental debt case start in the small claims court?

The landlord must:

- Complete and file form SC-500, Plaintiff's Claim and ORDER to Go to Small Claims Court (COVID-19 Rental Debt):
- Attach documentation showing the landlord's goodfaith efforts to seek rental assistance (examples of documentation include emails, texts, and notes from phone calls); and
- Serve the form on the tenants (see form SC-100-INFO, *Information for the Plaintiff*).

How does a tenant respond?

A tenant does not need to file any papers before the trial date. Tenants should go to court on the day of trial with evidence about the amount of COVID-19 rental debt owed, if any.

What should tenant take to small claims court for a COVID-19 rental debt case?

Both the landlord and the tenant in a small claims action for COVID-19 rental debt can present arguments and evidence about how much money they believe is owed, how much has already been paid, and other factors that can affect the amount of COVID-19 rental debt that must be

The parties should bring the rental agreement, any rental receipts, and any other receipts or other documents that show the following:

- The amounts of COVID-19 rental debt owed and the dates on which each amount came due. Remember that COVID-19 rental debt means rent and other financial obligations that came due between March 1, 2020, and September 30, 2021.
- Any amounts that the tenant paid toward the rent or other financial obligations and the dates of payment.
- Any other amounts of rent or other obligations that were paid through rental assistance programs or other third parties on behalf of the tenant.
- Any evidence of conditions affecting the residence, such as items needing repair.
- Any evidence to support arguments made to determine the amount of money owed.

Page 2 of this information sheet provides a list of some of the arguments that landlords and tenants can make to help the court determine the amount of COVID-19 rental debt that is owed.

Can you bring a witness to small claims court?

Both the landlord and the tenant may bring witnesses to the trial who can tell the court what they know about the COVID-19 rental debt, the condition of the home, and agreements between the landlord and the tenant about the need for repairs and payment for repairs.

SC-500-INFO

COVID-19 Rental Debt in Small Claims Court

What arguments can you make?

The landlord and tenant may disagree about the amount of rent that is owed for various reasons. Read more about these reasons in the California Department of Real Estate's guide at landlordtenant.dre.ca.gov/resources/guidebook/index.html, in the "Living in the Rental Unit" and "Dealing with Problems" sections. Below are questions that can help you identify the issues that may exist in the case and may affect the amount of rent owed.

Please note: This list does not include every possible argument. Other laws, including local ordinances, may affect the rights of landlords and tenants in COVID-19 rental debt cases.

- Did landlord make a good-faith effort to:
 - Investigate whether governmental rental assistance is available to the tenant;
 - Seek governmental rental assistance for the tenant; or
 - Cooperate with the tenant's efforts to obtain rental assistance from any governmental entity or other third party under Civil Code section 1947.3(a)(3)?
- Is there any pending application for rental assistance or other financial compensation from any other source corresponding to the amount claimed?
- Did landlord receive rental assistance or other financial compensation from any other source corresponding to the amount claimed?
- Did landlord improperly apply payments to past-due rent without the tenant's written agreement?
- Does the amount claimed include service fees that were increased or not previously charged?
- Does the amount claimed include late fees on rent or other financial obligations?
- Did landlord improperly raise the rent?
- Did tenant or a third party offer a rental payment that landlord would not accept?
- If the lease or rental agreement was terminated, was the security deposit returned? Read more about the rules for security deposits at www.courts.ca.gov/selfhelp-eviction-security-deposits.htm.
- Did tenant make needed repairs and properly deduct the cost from the rent? If so, did landlord gave proper credit?
- Did landlord fail to provide habitable premises? This means that if the housing did not meet certain standards, the amount owed may be reduced.

Note: It is illegal for a landlord to retaliate against a tenant for raising any of the above issues or any of the defenses listed on form UD-105, *Answer—Unlawful Detainer*

Can a tenant file a claim in the landlord's case?

A tenant who is a defendant in a COVID-19 rental debt case may bring a claim against the landlord in the same case using form SC-120. *Defendant's Claim and ORDER to Go to Small Claims Court*.

What if you disagree with the court's decision?

If you are a tenant, you may appeal the decision on a claim filed against you. More information about appeals is available in the information at the end of *Plaintiff's Claim and ORDER to Go to Small Claims Court (COVID-19 Rental Debt)* (form SC-500) and at www.courts.ca.gov/smallclaims/appeals.

If you are the landlord, you cannot appeal a small claims decision on a claim you filed. (Note that a landlord has the option of filing a COVID-19 rental debt recovery case in general civil court [use form <u>Complaint—Recovery of COVID-19 Rental Debt</u> (form <u>PLD-C-500)</u>]. In general civil court, all parties may appeal the court's decision and all parties may be represented by lawyers.)

How much does it cost to file a case in small claims court?

The amount the court charges a landlord to file a case in small claims court depends on the amount demanded and how many cases are brought by the landlord in a single year. The filing fees for small claims cases are listed on the Statewide Civil Fee Schedule, available at www.courts.ca.gov/7646.htm. There is no fee for the tenant to go to the hearing.

SC-500-INFO

COVID-19 Rental Debt in Small Claims Court

What if you cannot afford the filing fee?

If you want to sue someone in small claims court and cannot afford to pay court fees and costs, you may not have to pay. The court may waive all or part of those fees **if you:** Are getting public benefits; **or**

- Are a person with very low income; or
- Do not have enough income to pay for your
- · household's basic needs and your court fees.

To ask the court to waive your fees in small claims court, complete form <u>FW-001</u>, <u>Request to Waive Court Fees</u>. File your request with the court.

Where can you get help with a small claims case?

- Small Claims Advisors. Every county has a Small Claims Advisor who is available to help you with your small claims case. These services are free. To find the Small Claims Advisor in your county, go to www.courts.ca.gov/selfhelp-advisors.htm.
- Forms and online help. You can find small claims forms and more information about small claims court at the California Courts Online Self-Help Center www.courts.ca.gov/smallclaims. You can also get forms and help at your county law library or the courthouse nearest you.
- Local court websites. Your local court may have additional information and help for your small claims matter. Visit your court's website for current information on small claims hearing procedures. For help finding your court, visit www.courts.ca.gov/find-my-court.htm.
- Legal services organizations. Local organizations may be able to assist parties in preparing for court. Parties may be able to find a legal service organization that serves their area at http://lawhelpca.org/.
- Lawyers. Both parties may ask a lawyer about the case, but a lawyer may not represent either party in court at the small claims trial. Generally, after judgment and on appeal, both parties may be represented by lawyers.

What help is available when you go to court?

- Accommodations for disability. If you have a disability and need an accommodation while you are at court:
 - You can use form <u>MC-410</u>, <u>Disability</u>
 <u>Accommodation Request</u>, to tell the court about your needs.
 - For more information about making a disability accommodation request, see form MC-410-INFO, How to Request a Disability Accommodation for Court.
 - Remember to submit your request to the ADA Coordinator or designated person in your court.
 - Visit your court's website to find the ADA Coordinator or designated person. For help finding your court, go to <u>www.courts.ca.gov/find-my-court.htm</u>.
- Interpreters. If you do not speak English well:
 - Ask the court clerk as soon as possible for a courtprovided interpreter.
 - You may use form <u>INT-300</u>, <u>Request for Interpreter</u> (<u>Civil</u>), or a local court form to request an interpreter.
 - If no court interpreter is available at the time of your trial, it may be necessary to reschedule your trial.
 - You cannot bring your own interpreter for the trial unless the interpreter has been approved by the court as a certified, registered, or provisionally qualified interpreter. See Cal. Rules of Court, rule 2.893, and form INT-140, Interpreter.

Who can look at your case file?

If you are sued in small claims court for nonpayment of COVID-19 rental debt, only the following people may see the case file:

- The parties (landlords and tenants).
- A person who gives the court clerk the name of at least one landlord and one tenant.
- A person who lives in the residence for which COVID-19 rental debt is owed who shows proof of residency and gives the clerk the case number or the name of one of the parties.
- A person who gets an order from the court after showing that they have good cause to see the case file.

SUMMONS—EVICTION (CITACIÓN JUDICIAL—DESALOJO)

UNLAWFUL DETAINER / FORCIBLE DETAINER / FORCIBLE ENTRY
(RETENCIÓN ILÍCITA DE UN INMUEBLE / RETENCIÓN FORZOSA / ENTRADA FORZOSA)

NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):

YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE):

FOR COURT USE ONLY (SOLO PARA USO DE LA CORTE)

DRAFT 08/26/2025 NOT APPROVED BY COUNCIL

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 10 days. You have 10 DAYS, not counting Saturdays and Sundays and other judicial holidays, after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

If this summons was served through the Secretary of State's Safe at Home address confidentiality program, you have 15 days from the date of service, not counting Saturdays and Sundays and other judicial holidays, to respond.

A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the Self-Help Guide to the California Courts (selfhelp.courts.ca.gov), your county law library, or the courthouse nearest you. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services website (www.lawhelpca.org), the Self-Help Guide to the California Courts (selfhelp.courts.ca.gov), or by contacting your local court or county bar association.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Usted ha sido demandado. Si no responde dentro de 10 días, el tribunal puede emitir un fallo en su contra sin una audiencia. Una vez que le entreguen esta citación y papeles legales, solo tiene 10 DÍAS, sin contar sábado y domingo y otros días feriados del tribunal, para presentar una respuesta por escrito en este tribunal y hacer que se entregue una copia al demandante.

Si la presente citación le ha sido entregado a través del programa de dirección confidencial del Secretario del Estado Seguro en Casa, tiene 15 días después de la fecha de entrega, sin contar sábado y domingo y otros días feriados del tribunal, para responder.

Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en la Guía de Ayuda de las Cortes de California (selfhelp.courts.ca.gov/es), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no presenta su respuesta a tiempo, puede perder el caso por falta de comparecencia y se le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpca.org/es), en la Guía de Ayuda de las Cortes de California (selfhelp.courts.ca.gov/es), o poniéndose en contacto con la corte o el colegio de abogados local.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos con un gravamen sobre cualquier monto de \$10,000 ó más recibido mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desestimar el caso.

1. The name and address of the court is: (El nombre y dirección de la corte es):

CASE NUMBER (número de caso):

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

PL	AINTIFF (Name):	CASE NUMBER:
DEF	ENDANT (Name):	
fo	flust be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, r compensation give advice or assistance with this form. (If plaintiff has received allowful detainer assistant, complete item 4 below.)	
4. Uı	nlawful detainer assistant (complete if plaintiff has received any help or advice for p	ay from an unlawful detainer assistant):
a.	Assistant's name:	
b.	Telephone no.:	
C.	Street address, city, and zip:	
d.	County of registration:	
e.	Registration no.:	
f.	Registration expires on (date):	
Date: (Fecha	Clerk, by (Secretario)	, Deputy <i>(Adjunto)</i>
	proof of service of this summons, use Proof of Service of Summons (form POS-010).) prueba de entrega de esta citatión use el formulario Proof of Service of Summons (fo	orm POS-010).)
[SEAL	5. NOTICE TO THE PERSON SERVED: You are served a as an individual defendant. b as the person sued under the fictitious name of c as an occupant. d on behalf of (specify): under CCP 416.10 (corporation).	of (specify): CCP 416.60 (minor).

ATTORNE	Y OR PARTY WITHOUT ATTORNEY	STATE BAR NUM	MBER:	FOR COURT USE ONLY
NAME:				
FIRM NAMI	E:			
STREET A	DDRESS:			DDAFT
CITY:		STATE:	ZIP CODE:	DRAFT
TELEPHON	NE NO.:	FAX NO.:		
EMAIL ADD				08/26/2025
ATTORNEY	Y FOR (name):			00/20/2023
	OR COURT OF CALIFORNIA, COUNTY OF			
	ADDRESS:			NOT APPROVED
	ADDRESS:			BY COUNCIL
CITY AND	CH NAME:			BI COUNCIL
	VTIFF:			
DEFEND				
l	OES 1 TO			
	023 1 10			
	COMPLAINT—UNLAWF	UL DETAINE	R*	CASE NUMBER:
	COMPLAINT AMENDED COMPL	AINT (Amend	dment Number):	
			<u> </u>	
Jurisdi	ction (check all that apply):			
	CTION IS A LIMITED CIVIL CASE (amo	unt demande	d does not exceed \$35,00	00)
Amount	demanded does not exceed \$10,00	00		
	exceeds \$10,000			
	CTION IS AN UNLIMITED CIVIL CASE	•	•	
L A	CTION IS RECLASSIFIED by this amer	-		eck all that apply):
	from unlawful detainer to general unlin			from limited to unlimited.
L	from unlawful detainer to general limite	ed civil (posses	sion not in issue).	from unlimited to limited.
1. <i>PLA</i>	INTIFF (name each):			
	, ,			
alleg	ges causes of action against DEFENDAN	T (name each).	•	
2. a. F	Plaintiff is (1) an individual over	the age of 18 y	rears. (4) a partner	rship.
	(2) a public agency.		(5) a corpora	ation.
	(3) other (specify):		,	
b. Г		us business na	ame laws and is doing busi	ness under the fictitious name of (specify):
۷. ۱	1 Idinan Nao complica wan ale nedae	ao baomoco m	and lawe and le doing buch	need and of the heateds hame of (openny).
3. a. 7	The venue is the court named above beca	use defendant	named above is in posses	ssion of the premises located at (street
	address, <mark>apartment number,</mark> city, zip code		•	·
h 7	The premises in 3a are <i>(check one)</i>			
•	1) within the city limits of (name of			
(2) within the unincorporated area	of (name of co	ounty):	
c. 7	Γhe premises in 3a were constructed in <i>(a</i>	pproximate yea	ar):	
4. Plair	ntiff's interest in the premises is as	owner	other (specify):	
	true names and capacities of defendants			
J. 1116			are unknown to plaintiff	
	and hames and supusines of defendance	sucu as Docs	are unknown to plaintiff.	

* NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).



DI		INTIFF: CASE NUMBER: NDANT:
6.	a.	On or about (date): defendant (name each):
		(1) agreed to rent the premises as a month-to-month tenancy other tenancy (specify): (2) agreed to pay rent of \$ payable monthly other (specify frequency): (3) agreed to pay rent on the first of the month other day (specify):
	b.	This written oral agreement was made with (1) plaintiff. (3) plaintiff's predecessor in interest. (2) plaintiff's agent. (4) Other (specify):
	C.	The defendants not named in item 6a are (1) subtenants. (2) assignees. (3) Other (specify):
	d.	The agreement was later changed as follows (specify):
	e. f.	A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. (Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166.) [Insert the written agreement is not in the possession of the landlord or the landlord's employees or agents.]
_		(2) this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).
7.		e tenancy described in item 6 (check 7a or 7b)
	a.	is not subject to the Tenant Protection Act of 2019 (Civil Code, § 1946.2). The specific subpart supporting why tenancy is exempt is <i>(specify):</i>
	b.	is subject to the Tenant Protection Act of 2019.
8.	-	omplete only if item 7b is checked. Check all applicable boxes.)
	a.	The tenancy was terminated for at-fault just cause (Civil Code, § 1946.2(b)(1)).
	b.	The tenancy was terminated for no-fault just cause (Civil Code, § 1946.2(b)(2)) and the plaintiff (check one)
		(1) waived the payment of rent for the final month of the tenancy, before the rent came due, under section 1946.2(d)(2), in the amount of \$
		(2) provided a direct payment of one month's rent under section 1946.2(d)(3), equaling \$ to (name each defendant and amount given to each):
	C.	Because defendant failed to vacate, plaintiff is seeking to recover the total amount in 8b as damages in this action.
9.	a.	Defendant (name each):
		was served the following notice on the same date and in the same manner: (1) 3-day notice to pay rent or quit (6) 3-day notice to perform covenants or quit
		(2) 30-day notice to quit (not applicable if item 7b checked)
		(3) 60-day notice to quit (7) 3-day notice to quit under Civil Code, § 1946.2(c). Prior required notice to perform covenants served (date):
		(4) 3-day notice to quit
		(5) 30-day notice to vacate under the federal CARES Act (15 U.S.C. § 9058(c))

	AINTIFF: ENDANT:	CASE NUMBER:
9. b.	(1) On (date): the period stated in the notice check(2) Defendants failed to comply with the requirements of the notice by that date.	ed in 9a expired at the end of the day.
C.	All facts stated in the notice are true.	
d.	The notice included an election of forfeiture.	
e.	A copy of the notice is attached and labeled Exhibit 2. (Required for residential When Civil Code section 1946.2(c) applies and two notices are required, provided the control of the notice of the no	
f.	One or more defendants were served (1) with the prior required notice under different notice, (3) on a different date, or (4) in a different manner, as stated attach a statement providing the information required by items 9a–e and 10 for	in Attachment 10c. (Check item 10c and
10. a.	The notice in item 9a was served on the defendant named in item 9a as follow	vs:
	(1) By personally handing a copy to defendant on (date):(2) By leaving a copy with (name or description):	
	a person of suitable age and discretion, on (date):	, at defendant's
	residence business AND mailing a copy to defendant at defendent on (date): because defendant cannot be found at defendent at defendent cannot be found at defend	ndant's place of residence
	(3) By posting a copy on the premises on (date): AND giving a copy to a person found residing at the premises AND mails	·
	on (date): (a) because defendant's residence and usual place of business cannot	be ascertained OR
	(b) because no person of suitable age or discretion can be found there.	
	(4) (Not for 3-day notice; see Civil Code section 1946 before using) By send addressed to defendant on (date):	
	(5) (Not for residential tenancies; see Civil Code section 1953 before using) commercial lease between the parties	In the manner specified in a written
b.		
	was served on behalf of all defendants who signed a joint written rental agreement.	
C.		ted in Attachment 10c.
d.	Proof of service of the notice in item 9a is attached and labeled Exhibit 3.	
11.	Statements regarding rental assistance (Required in all actions based on nonpobligation. Plaintiff must complete items 11a–d and, if later seeking a default judg Regarding Rental Assistance—Unlawful Detainer (form UD-120).)	
a.	Plaintiff has received has not received rental assistance or other fin corresponding to the amount demanded in the notice underlying the complaint.	ancial compensation from any other source
b.	Plaintiff has received has not received rental assistance or other fin for rent accruing after the date of the notice underlying the complaint.	ancial compensation from any other source
C.	Plaintiff has does not have any pending applications for rental assistant other source corresponding to the amount demanded in the notice underlying to	
d.	Plaintiff has does not have any pending applications for rental assistant any other source for rent accruing after the date on the notice underlying the complete.	
12.	Plaintiff demands possession from each defendant because of expiration of a fixe	ed-term lease.
13.	At the time the 3-day notice to pay rent or quit was served, the amount of rent d u	
14.	The fair rental value of the premises is \$ per day.	
15.	Defendant's continued possession is malicious, and plaintiff is entitled to statutory section 1174(b). (State specific facts supporting a claim up to \$600 in Attachment	

PLAINTIFF: DEFENDANT:		CASE NUMBER:
16. A written agreement between the parties	s provides for attorney fees.	
17. Defendant's tenancy is subject to the loc date of passage):	cal rent control or eviction control ordinan	ce of (city or county, title of ordinance, and
Plaintiff has met all applicable requirements o	f the ordinances.	
18. Other allegations are stated in Attachme		
19. Plaintiff accepts the jurisdictional limit, if any, or		
20. PLAINTIFF REQUESTS		
 a. possession of the premises. b. costs incurred in this proceeding: c past-due rent of \$ d reasonable attorney fees. 	as stated in item 8: \$ g damages at the rate stated date:	
e forfeiture of the agreement.	-	nain in possession through entry of judgment. 600 for the conduct alleged in item 14.
21. Pages attached (specify number of pag		
UNLAWFUL DETA	AINER ASSISTANT (Bus. & Prof. Co	de, §§ 6400–6415)
22. (Complete in all cases.) An unlawful detainer a for compensation give advice or assistance we detainer assistant, complete a–f.)		ny help or advice for pay from an unlawful
a. Assistant's name:	•	phone no.:
b. Street address, city, and zip code:	e. Regis	aty of registration: stration no.: es on (date):
Date:		
	•	
(TYPE OR PRINT NAME)		(SIGNATURE OF PLAINTIFF OR ATTORNEY)
	VERIFICATION	
(Use a different verification form	if the verification is by an attorney or for a	a corporation or partnership.)
I am the plaintiff in this proceeding and have read California that the foregoing is true and correct.	this complaint. I declare under penalty o	f perjury under the laws of the State of
Date:		
	•	
(TYPE OR PRINT NAME)		(SIGNATURE OF PLAINTIFF)

ATTOR	NEY OR PARTY WITHOUT ATTORNEY	STATE BAR NU	IMBER:	FOR COURT USE ONLY
NAME:				
FIRM N	AME:			
STREET	T ADDRESS:			
CITY:		STATE:	ZIP CODE:	
TELEPH	HONE NO.:	FAX NO.:		
EMAIL A	ADDRESS:			
ATTOR	NEY FOR (name):			
SUPF	RIOR COURT OF CALIFORNIA, CO	UNTY OF		†
	ET ADDRESS:			
MAILIN	IG ADDRESS:			
CITY AN	ND ZIP CODE:			
BR	ANCH NAME:			
PL/	AINTIFF:			
	ENDANT:			
	PLAINTIFF'S MANI SUPPLEMENTAL ALLEC	DATORY COVER SH GATIONS—UNLAWF		CASE NUMBER:
Civil I	Procedure section 1179.01.5(c). Serve this form and any attachme If a summons has already been se	ents to it with the summo erved without this form, i	ns. then serve it by mail or any	other means of service authorized by law.
renta that r	l assistance or other financial con no application is pending for such	npensation has been red assistance. To obtain a	ceived for the amount dema default judgment, plaintiff i	al property, a plaintiff must verify that no anded in the notice or accruing afterward, and must use Verification by Landlord Regarding te other information required by statute.
1. Pl	_AINTIFF (name each):			
all	leges causes of action in the com	plaint filed in this action	against DEFENDANT (nar	ne each):
2. S 1	tatutory cover sheet allegations	s (Code Civ. Proc., § 11	79.01.5(c))	
	items need to be completed exc	plete all remaining items cept the signature and ve	that apply to this action. It erification on page 2.)	residential commercial. f only "commercial" is checked, no further
b.	This action is based, in whole o	r in part, on an alleged o	lefault in payment of rent o	r other charges. Yes No
3.		ver all the questions in th	nis item and, if later seeking	npayment of rent or any other financial g a default judgment, will also need to file
a.	Has plaintiff received rental ass demanded in the notice underly		l compensation from any c Yes No	other source corresponding to the amount
b.	Has plaintiff received rental ass the notice underlying the complete		l compensation from any o No	ther source for rent accruing after the date of
C.	Does plaintiff have any pending corresponding to the amount de			compensation from any other source Yes No
d.	Does plaintiff have any pending accruing after the date on the n			compensation from any other source for rent No

PLAINTIFF:	CASE NUMBER:
DEFENDANT:	
4. Other allegations Plaintiff makes the following additional allegations: (State any allegation lettered in order, starting with (a), (b), (c), etc. If there is not enough sp form MC-025, title it Attachment 4, and letter each allegation in order.)	
Number of pages attached (specify):	
Date:	
(TYPE OR PRINT NAME)	(SIGNATURE OF PLAINTIFF OR ATTORNEY)
VERIFICATION	
(Use a different verification form if the verification is by an attorney or for	a corporation or partnership.)
I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of California that the foregoing is true and correct.	of perjury under the laws of the State of
Date:	
(TYPE OR PRINT NAME)	(SIGNATURE)

		UD-104
ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:	FOR COURT USE ONLY
NAME:		
FIRM NAME:		
STREET ADDRESS:		
CITY:	STATE: ZIP CODE:	
TELEPHONE NO.:	FAX NO.:	
E-MAIL ADDRESS:		
ATTORNEY FOR (name):		
SUPERIOR COURT OF CALIFORNIA, COU	TY OF	
STREET ADDRESS:		
MAILING ADDRESS:		
CITY AND ZIP CODE:		
BRANCH NAME:		
PLAINTIFF:		
DEFENDANT:		
COVER SHEET E	OR DECLARATION OF	CASE NUMBER:
	ED FINANCIAL DISTRESS	
an unlawful detainer action against the operiod after service of a notice demanding. For information about legal resources the federal or local law, go to lawhelpca.org • The signed declaration (you may us case are served on you, not counting you must file an answer or other resources the declaration is filed within the the hearing to determine if there was go the the court will provide a notice of the court will provide a notice of the court finds that your failure neglect, the court will dismiss the	defendant and asserts that a defering payment of rent or other finance at may be available and to learn a or https://landlordtenant.dre.ca.g se form UD-104(A)) must be filed to a saturdays, Sundays, and other sponse to the complaint. The time frame described above, the cood cause for your not delivering to the time and place of the hearing why you did not deliver this to the to provide the declaration was due to a saturday.	elated financial distress with the court if a plaintiff has filed indant did not deliver a declaration within the required 15-day ital obligations. (Code Civ. Proc., § 1179.03(h).) about other protections that may be available to you under you. within 5 days after the summons and legal papers in the judicial holidays. This is the same time frame in which ase against you may be dismissed. The court will set a the declaration to the plaintiff in the time required. It to all plaintiffs and defendants. landlord in the time required. the to mistake, inadvertence, surprise, or excusable
	ge declaration provided by the lar given to you by the landlord or one	ndlord, you should also attach an English-language e from <i>landlordtenant.dre.ca.gov/tenant/forms.html</i> .
 Defendant (name): has attached a declaration of COVID- Number of pages attached, including 		s form, signed by defendant.

Page 1 of 1

(TYPE OR PRINT NAME)

Date:

(SIGNATURE OF DEFENDANT OR ATTORNEY)

			OD-10 1 (A
ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:		FOR COURT USE ONLY
NAME:			
FIRM NAME:			
STREET ADDRESS:			
CITY:	STATE:	ZIP CODE:	
TELEPHONE NO.:	FAX NO.:		
E-MAIL ADDRESS:			
ATTORNEY FOR (name):			
SUPERIOR COURT OF CALIFORNIA, COU	NTY OF		
STREET ADDRESS:			
MAILING ADDRESS:			
CITY AND ZIP CODE:			
BRANCH NAME:			
PLAINTIFF:			
DEFENDANT:			
ATTACHMENT—DECLAR FINANC	RATION OF COVID	D-19-RELATED	CASE NUMBER:

Review the information on form UD-104 to learn more about when to file this form.

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.

(TYPE OR PRINT NAME)

- 2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
- 3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
- 4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
- 5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
- 6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

I declare under penalty of perjury	under the laws of the State of California that the foregoing is true and correct.
Date:	

Page 1 of 1

(SIGNATURE)

				OD-100
ATT	ORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:		FOR COURT USE ONLY
NAM				
	// NAME:			DRAFT
CITY	EET ADDRESS:	STATE: ZIP (CODE:	21011
	EPHONE NO.:	FAX NO.:	JODE.	
	AL ADDRESS:	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		08/28/2025
	ORNEY FOR (name):			
SU	PERIOR COURT OF CALIFORNIA, COUNT	Y OF		NOT APPROVED
	REET ADDRESS:			BY COUNCIL
	ILING ADDRESS:			BY COUNCIL
CITY	/ AND ZIP CODE:			
<u> </u>	BRANCH NAME:			
	PLAINTIFF:			
DE	FENDANT:			
	ANSWER-L	JNLAWFUL DETAINE	R	CASE NUMBER:
1.	Defendant (all defendants for whom this	answer is filed must be r	named and must sign th	nis answer unless their attorney signs):
	answers the complaint as follows.			
2.	DENIALS (Check ONLY ONE of the r	ext two boxes.)		
	a. General Denial (Do not check Defendant generally denies ea			1,000.)
	b. Specific Denials (Check this Defendant admits that all the			demands more than \$1,000.)
	Denial of Allegations in Complain	t (form UD-100 or other	complaint for unlawfu	ul detainer)
	(1) Defendant claims the following s explain below or, if more room no			raph numbers from the complaint or
	Explanation is on form MC	ે-025, titled as Attachmer	nt <mark>2b(1)</mark> .	
	(2) Defendant has no information or	belief that the following s	tatements of the compl	aint are true, so defendant denies them
	(state paragraph numbers from t	he complaint or explain b	elow or, if more room n	
	more room is needed, on form MC-025.			octs to support it in item 3t (on page 3) or, if it is selfhelp.courts.ca.gov/eviction-
	tenant.)	nim tiff han have not not th	annaming to provide to 100	lable province
	 a. (Nonpayment of rent only) Pla b. (Nonpayment of rent only) Denot give proper credit. 			cable premises. Sucted the cost from the rent, and plaintiff did
	c. (Nonpayment of rent only) Or the rent due but plaintiff would		before the noti	ce to pay or quit expired, defendant offered
			ssion is based on nonp	ayment of rent due more than one year ago
	e. Plaintiff waived, changed, or	canceled the notice to qui	t.	
	f. Plaintiff served defendant with	·		ate against defendant.



	PLA	NINTIFF:	CASE NUMBER:			
	DEFENDANT:					
3.	g.	By serving defendant with the notice to quit or filing the complaint, plaintiff is arbitrarily discriminating against the defendant in violation of the Constitution or the laws of the United States or California.				
	h.	Plaintiff's demand for possession violates the local rent control or eviction co ordinance, and date of passage):	ntrol ordinance of (city or county, title of			
		(Also, briefly state in item 3t the facts showing violation of the ordinance.)				
	i.	Plaintiff's demand for possession is subject to the Tenant Protection Act of 20 and is not in compliance with the act. (Check all that apply and briefly state in				
		(1) Plaintiff failed to state a just cause for termination of tenancy in the written				
		(2) Plaintiff failed to provide an opportunity to cure any alleged violations of payment of rent) as required under Civil Code section 1946.2(c).	terms and conditions of the lease (other than			
		(3) Plaintiff failed to comply with the relocation assistance requirements of C	civil Code section 1946.2(d).			
		(4) Plaintiff has raised the rent more than the amount allowed under Civil Corent is the unauthorized amount.	ode section 1947.12, and the only unpaid			
		(5) Plaintiff violated the Tenant Protection Act in another manner that defea	ts the complaint.			
	j.	Plaintiff accepted rent from defendant to cover a period of time after the date	the notice to quit expired.			
	k.	Plaintiff seeks to evict defendant based on an act—against defendant, defendemented the member of defendant's household—that constitutes domestic violence, sexus of an elder or a dependent adult, or a crime that caused bodily injury, involve force. (This defense requires one of the following, which may be included with order, protective order, or police report that is not more than 180 days old third party (e.g., a doctor, domestic violence or sexual assault counselor, hus a victim of violent crime advocate concerning the injuries or abuse resulting the documentation or evidence that verifies that the abuse or violence occurred.)	al assault, stalking, human trafficking, abuse d a deadly weapon, or used force or threat of the this form: (1) a temporary restraining; (2) a signed statement from a qualified man trafficking caseworker, psychologist, or rom these acts); or (3) another form of			
		(1) The abuse or violence was committed by a person who does not live in	the dwelling unit.			
		(2) The abuse or violence was committed by a person who lives in the dwel from eviction under Code of Civil Procedure section 1161.3(d)(2).	ling unit and defendant claims protection			
	I.	Plaintiff seeks to evict defendant based on defendant or another person calling ambulance) by or on behalf of a victim of abuse, a victim of crime, or an individual the other person believed that assistance was necessary.				
	m.	Plaintiff's demand for possession of a residential property is based on nonpay and (check all that apply)	ment of rent or other financial obligations			
		(1) plaintiff received or has a pending application for rental assistance from some other source relating to the amount claimed in the notice to pay re §§ 50897.1(d)(2)(B) and 50897.3(e)(2).)				
		plaintiff received or has a pending application for rental assistance from some other source for rent accruing since the notice to pay rent or quit. (50897.3(e)(2).)				
		(3) plaintiff's demand for possession is based only on late fees for defendan 15 days of receiving governmental rental assistance. (Health & Saf. Cod				
	n.	Plaintiff violated a local COVID-19-related ordinance regarding evictions (brid	efly state facts describing this in item 3t).			
	0.	The property is covered by the federal CARES Act and the plaintiff did not property covered by the CARES Act means property where the landlord	ovide 30 days' notice to vacate.			
		 is participating in a covered housing program as defined by the Violence A is participating in the rural housing voucher program under section 542 of (34 U.S.C. § 12491); or 	the Housing Act of 1949			
		has a federally backed mortgage loan or a federally backed multifamily more than the second sec				
	p.	Before October 1, 2025, plaintiff improperly applied payments made by defended between March 1, 2020, and September 30, 2021 (Code Civ. Proc., § 1179.0	4.5), as follows (check all that apply):			
		 Plaintiff applied a security deposit to rent, or other financial obligations d Plaintiff applied a monthly rental payment to rent or other financial obligations and September 30, 2021, other than to the prospective month's rent, with 	tions that were due between March 1, 2020,			

UD-105

	PLAINTIFF: EFENDANT:	CASE NUMBER:
3.	q. Plaintiff refused to accept payment from a third party for rent due. (Civ. Code, r. Defendant has a disability and plaintiff refused to provide a reasonable accom (Cal. Code Regs., tit. 2, § 12176(c).) s. Other defenses and objections are stated in item 3t. t. (Provide facts for each item checked above, either below or, if more room needed, or Description of facts or defenses are on form MC-025, titled as Attachment 3t.	on form MC-025):
4.	OTHER STATEMENTS a. Defendant vacated the premises on (date): b. The fair rental value of the premises alleged in the complaint is excessive (exform MC-025). Explanation is on form MC-025, titled as Attachment 4b.	plain below or, if more room needed, on
	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.	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 conhabitable premises and (2) reduce the monthly rent to a reasonable rental value. Other (specify below or on form MC-025): All other requests are stated on form MC-025, titled as Attachment 5e.	lue until the conditions are corrected.
6.	Pages attached (specify number of pages):	

Rev. January 1, 2026

		UD-10			
PLAINTIFF:		CASE NUMBER:			
DEFENDANT:					
UNLAWF	UL DETAINER ASSISTANT (Bus. & Prof. Coo	de. §§ 6400–6415)			
7. (Must be completed in all cases.) An		did for compensation give advice or			
a. assistant's name:	b. telephone	e 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	s filed must be named in item 1 and must sign t	his answer unless defendant's attorney signs.)			
		, ,			
	<u>}</u>				
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT OR ATTORNEY)			
	<u> </u>				
(TYPE OR PRINT NAME)	4.0	(SIGNATURE OF DEFENDANT OR ATTORNEY)			
)				
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT OR ATTORNEY)			
	VERIFICATION				
	ition form if the verification is by an attorney or fo nd have read this answer. I declare under penalt				
California that the foregoing is true and o		y or perjury under the laws of the state of			
Date:					
	N.				
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT)			
Date:					

Date:

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT)

(SIGNATURE OF DEFENDANT)

ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:	FOR COURT USE ONLY
NAME:		
FIRM NAME:		
STREET ADDRESS:		
CITY:	STATE: ZIP CODE:	
TELEPHONE NO.:	FAX NO.:	
EMAIL ADDRESS:		
ATTORNEY FOR (name):		
SUPERIOR COURT OF CALIFORNIA, COL	INTY OF	
STREET ADDRESS:		
MAILING ADDRESS:		
CITY AND ZIP CODE:		
BRANCH NAME:		
PLAINTIFF:		
DEFENDANT:		
ADDI ICATION TO	PREVENT FORFEITURE	CASE NUMBER:
	D-19 RENTAL DEBT	
DOE 10 00 VII	3-13 KENTAL DEBT	
	dant in an unlawful detainer case to ask th	
		ance. Defendant must be able to declare under
penalty of perjury that all the stateme	ents in item 2 are true.	
		ounts demanded in the complaint that the rental cation does not take the place of an Answer to the
	in five days of receiving the complaint. (Ye	
complaint, which cheata be mea with	in invo days or receiving the complaint.	ou cuir dec form es rec.,
1. Defendant (name):		
asks the court to prevent or relieve f	orfeiture of the lease or rental agreement	for property at issue in this unlawful detainer case
under Code of Civil Procedure section	on 1179.13.	
2. Both of the following statements are	true:	
	ased on a demand for payment of rent or os s (check any periods below when rent was	other financial obligation that was due during one or s due):
(1) between March 1, 202	20, and September 30, 2021.	
· · · <u></u>		ant's tenancy was initially established before October
1, 2021.		,
 A government rental assistance financial obligations demanded. 	program has approved an application for the	rental assistance for part or all of the rent or other
3. (Defendant must check a or b.)		
	e is attached. (The approval must show the	gram approving the application for rental assistance e property address and the amount of payment
b (The following information	must be provided if a copy of the approva	l is not available.)
(1) The address for the property	y at issue in this case (address):	
(2) The application number ass	igned to defendant's rental assistance app	olication:
(3) The name of the governmer	nt rental assistance program that granted t	the approval (if known):
I declare under penalty of periury under	the laws of the State of California that the	e foregoing is true and correct.
Date:		
		•
(TYPE OR PRINT NAME)		(SIGNATURE)
		Face 1 of 1

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

	Commenter	Position	Comment	Committee Response
1.	Bay Area Legal Aid by Alex Farrell, Consumer Staff Attorney and Ashley Bagunan, Housing Staff Attorney	AM, N ¹	Bay Area Legal Aid serves low-income tenants and consumers facing evictions and lawsuits for rental debt. During the Covid-19 pandemic additional protections were implemented for tenants and the judicial council created rent debt specific forms in both the Unlawful Detainer and Civil context. While many of these laws will be sunsetting over the next two years, some do not sunset until 2027. Even where a form is most closely aligned with a sunsetting statute, we do not support the Judicial Council revoking all the forms related to Covid rent debt. Instead, the Judicial Council should modify the forms to ensure that tenants continue to have access to a rent-debt specific form, which contains affirmative defenses and other information not found on standard civil case forms. Furthermore, modifying rather than revoking the forms listed below will serve judicial efficiency as it will allow tenants and the courts to utilize standardized forms, already in use, when reviewing cases. BAY AREA LEGAL AID URGES THE JUDICIAL COUNCIL TO MODIFY RATHER THAN REVOKE FORMS PLD-C-500, PLD-C-505, PLD-C-520 BECAUSE:	Please see the committee's responses below regarding the commenter's specific suggestions.
			(1) Not all Covid-19 rent protection laws are being revoked. CCP 1179.01-1179.07 and CCP 871.11 are ending October 1, 2025. However, CCP 871.10 remains in effect until October 1, 2027. This is a pleading requirement that requires landlords to certify they made a good faith effort to acquire rental assistance prior to suing. (See CCP 871.12). The form that	The committee has determined that it is appropriate to recommend that the Judicial Council revoke forms PLD-C-500, PLD-C-505, and PLD-C-520 as of January 1, 2026. A plaintiff could not bring an action for recovery of COVID-19 rental debt after September 30, 2025, and the form will remain in effect through

¹ The commenter agrees with certain proposed changes if modified, and does not agree as to the revocation of certain forms.

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

Commenter	Position	Comment	Committee Response
		requires this pleading cannot be revoked while the statute is still in effect.	that date. The statute of limitations for actions to recover debt is four years (Code Civ. Proc., § 337), plus an additional six months for causes
		CCP 1161.2.5 should still be in effect after October 1, 2025. This statute seals Covid-19 rental debt cases and, as such, a form that identifies that easily for the clerk will ensure that tenants are not at risk of Covid-19 rent debt cases being misfiled as public cases, which could affect their ability to gain housing or pass a tenant screening check.	of action that accrued between April 6 and October 1, 2020 (Cal. Rules of Court, Emergency rule 9). September 30, 2021, is the last day that COVID-19 rental debt could be incurred, and September 30, 2025, is four years after that.
		(2) The statute of limitations has not run on many Covid- 19 rent debts. The standard statute of limitation for civil debts is 4 years with an additional 6 months added to some debts due to Covid-19 tolling. Revoking the forms now would force landlords, tenants, and the courts to engage with these debts without having a standardized form.	Additionally, it is not necessary to keep item 6 on form PLD-C-500 available until October 1, 2027, when Code of Civil Procedure section 871.10 is repealed. Section 871.10 creates pleading requirements for actions seeking recovery of COVID-19 rental debt. If September 30, 2025, is the latest that a plaintiff could bring an action for recovery of COVID-19 rental debt, then the
		(3) These forms include helpful standard complaints and defenses. Standardized forms simplify the completion and review process for landlords, tenants, and the courts. Especially in the pro per context as many tenants who come to our clinics are, this ensures greater access to courts and that it is more likely that paperwork will be completed correctly. Furthermore, as rent debt cases are still likely to continue, having unique forms that already exist is to the benefit of everyone.	allegations in item 6 will not be relevant in any action brought after that date. Similarly, although Code of Civil Procedure section 1161.2.5 is not being repealed, it does not affect whether these forms can be revoked. Section 1161.2.5 sets limitations on who may access records in civil cases seeking recovery of COVID-19 rental debt, and this limitation is stated at the top of forms PLD-C-500 and PLD-C-505. Section 1161.2.5 does not affect any substantive items on the
		(4) Modification rather than revocation of the forms will avoid misunderstandings. It makes more sense to modify these forms for the sections that are repealed but not to revoke them entirely as revoking	forms. The committee also notes that revoking the forms will not prevent parties from filing or defending against actions for recovery of COVID-19 rental

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

Commenter F	Position	Comment	Committee Response
		them may lead landlords and courts to mistakenly think that the good faith effort requirement is no longer in effect.	debt, to the extent any can be filed after January 1, 2026.
			The suggestion to create forms that apply to any action to recover rental debt would require public comment because it is beyond the scope of the issues raised in the invitation to comment. The committee will consider this suggestion as time and resources permit.
		BAY AREA LEGAL AID URGES THE JUDICIAL COUNCIL TO MODIFY RATHER THAN REVOKE FORM UD-101 BECAUSE:	
		(1) Revoking UD-101 will require modifications to UD-100. If UD-101 is revoked, then UD-100 will need to be updated to ensure that low-income tenants still have the opportunity to deny landlord claims regarding rental assistance.	The committee agrees that the requirements of Health & Safety Code section 50897.3(e) should be addressed on the unlawful detainer complaint. Although section 50897.3(e)(2) does not explicitly require the complaint to include the
		(2) Not all defenses in UD-101 are being revoked. Items 3.a., 3.b., 3.c., and 3.d. are based on requirements under Health & Safety Code §50897.3(e), which have not been revoked. This code is also not limited to any specific dates. A landlord's rental assistance verification is a requirement for	required verifications, the verifications must be provided before the court enters judgment in favor of the landlord. Form UD-120 also addresses the requirements of section 50897.3(e), but that form is filed only if the plaintiff seeks
		any residential unlawful detainer action based on nonpayment of rent or any other financial obligation under the lease. The court is not authorized to enter judgment in favor of the landlord without the requisite verification under penalty of perjury. Though a landlord must file form UD-120 with the	default judgment. Including the verifications on the complaint will ensure that they are provided before judgment in all unlawful detainer cases, even those where the plaintiff does not seek default judgment.
		same verifications prior to default judgment, form UD-120 is not required to be filed at the time of filing the complaint. Continuing to utilize Form UD-101 will ensure low-income	The committee determined that adding such an item to form UD-100 will be less confusing and

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

Comm	enter Position	Comment	Committee Response
		tenants due process rights are protected as they will be able to deny landlord's allegations regarding rental assistance in non-payment cases.	burdensome for form users and courts than continuing to require plaintiffs to file form UD-101. The committee is therefore recommending that form UD-100 be revised to add item 11, which is identical to item 3 on form UD-101.
		BAY AREA LEGAL AID URGES THE JUDICIAL COUNCIL TO CONSIDER DIFFERENT MODIFICATIONS TO FORMS UD-105 BECAUSE:	
		(1) Form UD-101 should be modified and not revoked. Thus, Item 2.b.(2) should be kept because form UD-101 should be modified, not revoked since Health & Safety §50897.3(2) is not revoked or limited to any specific dates. If form UD-101 is modified, then Defendants should be given the opportunity to deny the allegations.	The committee is not recommending revisions in response to this suggestion because it is recommending revocation of form UD-101. As discussed above, the committee is recommending moving the text of item 3 on form UD-101 to form UD-100.
		(2) Tenants may need to raise Item 3p as a defense after CCP 1179.04.5 is repealed Item 3.p. refers to Plaintiff improperly applying payments to COVID-19 rental debt without a tenant's written agreement pursuant to CCP § 1179.04.5. BayLegal recommends that item 3p should be kept but modified. The language should be modified to say: "Before October 1, 2025, Plaintiff improperly applied payments made by defendant in a tenancy that was in existence between March 1, 2020, and September 30, 2021."	The committee agrees and is recommending that item 3p on form UD-105 be revised to state: "Before October 1, 2025, Plaintiff improperly applied payments made by defendant in a tenancy that was in existence between March 1, 2020, and September 30, 2021."
		Because landlords are allowed to file unlawful detainers based on nonpayment of rent within a year of the payment coming due, the defense in Item 3.p. is applicable until at least August 2026 (even no other tolling applies) as illustrated below:	

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

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Commenter	Position	Comment	Committee Response
		 A landlord improperly applies a tenants September 2025 rent payment to May 2020. In August 2026 the landlord issues a notice to quit based on nonpayment. In September 2026 the landlord files an unlawful detainer based on that notice. The tenant can still raise Item 3.p. as a defense because at the time the misapplication of rent occurred (September 2025), the law (CCP § 1179.04.5) was still in effect (until October 2025). The filing of the lawsuit a year later does not remove this defense. Thus, removing this defense prematurely will deny tenants the ability to easily raise this defense while allowing landlords to file cases where it may be warranted without any additional barriers. To ensure that as long as the defense is applicable it is available, Item 3p should remain on UD-105. BAY AREA LEGAL AID URGES THE JUDICIAL COUNCIL TO CONSIDER DIFFERENT 	
		(1) The proposed modification may create confusion as to tenant rights BayLegal is concerned about the committee's proposal to add a checkbox to item 9a for "30-day notice to quit under the federal CARES Act (15 U.S.C. § 9058(c))" because it can imply that there is no right to cure under the CARES Act. No California appellate court has ruled on whether the CARES Act requires a cure period, so BayLegal believes it is inappropriate to suggest that the CARES Act merely requires a "30-day notice to quit" before there is a legal ruling on its	In light of all the comments received regarding proposed item 9a(5) on form UD-100, the committee is recommending that this item be revised to use the term "notice to vacate" instead of "notice to quit." The federal CARES Act uses the term "notice to vacate," and this revision will ensure item 9a(5) reflects the statutory language. The committee agrees that deviating from the statutory language could cause confusion for courts and form users. The committee determined

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Commenter	Position	Comment	Committee Response
		meaning. Even though this is not the judicial council's intent, the language may cause courts to interpret the CARES Act is having no right to cure at all and that the 30-day notice to quit under the CARES Act supplants the 3-day right to cure non-payment under state law. To avoid confusion the box should be removed.	that revising item 9a(5) to use the statutory language was more appropriate than deleting the item.
		(2) Adding attestations for landlords will ensure compliance with the CARES Act. BayLegal recommends adding items requiring landlords to make attestations on whether the property the landlord seeks to possess is a property that falls under the CARES Act and whether the landlord provided the tenant with a 30-day notice under the CARES Act in Form UD 100. If the Judicial Council modifies rather than revokes Form UD-101 these attestations could be added as a supplemental allegation to Form UD-101.	The committee is not recommending revisions in response to this suggestion. The committee concluded that without more explicit statutory authorization, it would not be appropriate to add an item asking whether the property is covered by the CARES Act. The other items on form UD-100 are either expressly required to be included on an unlawful detainer complaint, such as the items required by Code of Civil Procedure section 1166, or are necessary to implement California law. The committee determined that it was more appropriate to address the federal CARES Act by adding a checkbox to item 9a because doing so complies with Code of Civil Procedure section 1166, which requires the complaint to "[s]tate specifically the method used to serve the defendant with the notice or notices of termination upon which the complaint is based."
		PROPOSED MODIFICATIONS TO FORMS:	Please see the committee's response above
		PLD-C-500	regarding the commenter's suggestions for forms PLD-C-500, PLD-C-505, and PLD-C-520.
		Bay Area Legal Aid proposes the following changes to PLD-C-500.	1 LD-C-300, FLD-C-303, alid FLD-C-320.

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Commenter	Position	Comment	Committee Response
		 Removal of "Covid-19" from the title and header. Removal of reference to CCP 1179.02 from the title. Changes to header to limit automatic sealing to Covid-19 rent debt cases. For example by changing it to state: "If box 6 is checked then Aaccess to the records in this case is limited under Code of Civil Procedure section 1161.2.5." Removal of "Covid-19" from the "Notice to Defendant", Item 1, and Item 4. Remove reference to specific dates in Item 5 and instead leave them as open blanks for the landlord to complete. Change Item 7 to Item 6.a. Change Item 8 to Item 6.b. Change Item 6.a. to Item 7 and remove references to specific dates, instead referencing Item 5 and 6. Change Item 6.b. to Item 8 and remove references to "Covid-19" and specific dates. 	
		 PLD-C-505 Similar edits to those in PLD-C-500 including Removal of "Covid-19" from the title, header, and opening instructions. Removal of reference to CCP 1179.02 from the title. Item 3.b. should remove "Covid-19" and have references updated appropriately. Item 3.c. should be updated to reference appropriate sections of PLD-C-500 once changed. Defenses in Item 4.a. are still valid as CCP 1942.9 is not set to expire until January 2030 and should remain. Defenses in Item 4.c. are still valid as CCP 871.10 is not set to expire until October 1, 2027. Defenses in Item 4.d. are still valid as CCP 1788.66 does not expire. 	Please see the committee's response above regarding the commenter's suggestions for forms PLD-C-500, PLD-C-505, and PLD-C-520.

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Commenter	Position	Comment	Committee Response
		8. 8. Defenses in Item 4.e. can be removed as the law will	
		sunset on October 1, 2025.	
		9. 9. All other defenses are still valid and should remain on	
		the form.	
		PLD-C- 520 The only change that may be helpful is adding clarifying language that it only needs to be completed if they checked Item 6 on Form PLD-C-500.	Please see the committee's response above regarding the commenter's suggestions for forms PLD-C-500, PLD-C-505, and PLD-C-520.
		UD-101 Items 2a and 2b are based on CCP § 1179.01.5 which will be repealed on October 1, 2025 and can be deleted.	Please see the committee's response above regarding the commenter's suggestions for form UD-101.
		If modified instead of revoked, items requiring attestations related to the CARES Act can be added to form UD-101.	
		UD-100	Please see the committee's response above
		If the committee revokes form UD-101, BayLegal recommends:	regarding the commenter's suggestions for form UD-100.
		 Adding the language of items 3a, 3b, 3c and 3d to form UD-100 so that defendants have the opportunity to deny the landlord's allegations regarding rental assistance. Adding items requiring attestations related to the CARES Act. 	OD-100.
		The Judicial Council should also remove the checkbox on item 9a stating "30-day notice to quit under the federal CARES Act (15 U.S.C. § 9058(c))."	
		UD-105	Please see the committee's response above
		Keep Item. 2.b.(2) and Item 3.p.	regarding the commenter's suggestions for form UD-105.

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	Commenter	Position	Comment	Committee Response
2.	Legal Aid of Sonoma County by Sunny Noa, Executive Director and Patrick McDonnell, Housing Team Supervisor	NI	Legal Aid of Sonoma County strongly suggests that the Committee revise the proposed language regarding the CARES Act (15 U.S.C § 9058) in the proposed unlawful detainer form complaint (UD-100) to conform to the actual statutory language and the existing language in the form answer (UD-105). The current proposal adds a new notice checkbox at Paragraph 9(a)(5) of the form complaint saying, "Defendantwas served the following notice on the same date and in the same manner (5) 30-day notice to quit under the federal CARES Act (15 U.S.C § 9058(c).) We propose that the language is amended to use the actual statutory language by changing "notice to quit" to "notice to vacate." Our reasons are outlined below. First, we applaud the Judicial Council for following the majority opinion of courts around the country that the CARES Act's 30-day notice requirement remains in effect until such time as Congress chooses to sunset the provision, if at all. (Arvada Village Gardens L.P. v. Garate (2023) 529 P.3d 105, 108 [Supreme Court of Colorado]; Sherwood Auburn, LLC v. Pinzon (2022) 24 Wn.App.2d 664, 674, pet'n for rehearing den'd, 1 Wash.3d 1005 [Wash. Ct. of App.]; Olentangy Commons Owner LLC v. Fawley (2023) 228 N.E.3d 621, 625 [Ohio Ct. of App.]) However, we are concerned by the Judicial Council's choice of "notice to quit" on the form UD complaint because it deviates from the statutory language ("notice to vacate") in a way that may preempt a legal ruling on nuances in the CARES	In light of all the comments received regarding proposed item 9a(5) on form UD-100, the committee is recommending that this item be revised to use the term "notice to vacate" instead of "notice to quit." The federal CARES Act uses the term "notice to vacate," and this revision will ensure item 9a(5) reflects the statutory language. The committee agrees that deviating from the statutory language could cause confusion for courts and form users. The committee does not take a position on whether the 30-day notice requirement in the CARES Act remains in effect, but recommends revising form UD-100 because it is possible the requirement is still in effect. Item 9a(5) does not imply that the plaintiff is required to provide a CARES Act notice in any particular situation.

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Commenter	Position	Comment	Committee Response
		Act before any California appellate authority interprets the law. California trial courts have had significant confusion over how to interpret the CARES Act's 30-day requirement with California's standard 3-day nonpayment notice. Many property owners provide "mixed" 3-Day/30-Day notices, using the state law standard to pay before a forfeiture may be declared by the lessor and delaying the filing of any unlawful detainer until the expiration of 30 days. Other lessors interpret the CARES Act to preempt any state law right to cure the default at all-they just provide a 30 day "quit" notice where the lease is forfeited immediately. Legal Aid's legal opinion is that the CARES Act clearly intends and requires a full 30-day period to pay before the lessor may forfeit the lease. That is the only way to harmonize the CARES Act's purpose of stabilizing the rental housing market with billions of dollars of rental assistance. (<i>See</i> 15 U.S.C. § 9058a, 9058c [each appropriating billions of dollars for rental assistance.])	
		In <i>Sherwood Auburn v. Pinzon</i> , the Washington Court of Appeals held that the CARES Act's 30-day provision preempted Washington's standard 14-day "pay-or-quit" notice, creating a 30-day "pay-or-quit" process for federally-subsidized properties. <i>(Sherwood Auburn, supra,</i> 24 Wn.App.2d 664, 674.) Therefore, under the prevailing interpretation of the CARES Act in Washington, the tenant has 30 days to pay the arrears before being required to leave the premises. If a full payment is tendered on Day 29, the proprietor no longer has a cause of action in unlawful detainer.	

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Commenter	Position	Comment	Committee Response
		Washington's approach is consistent with how the Department	
		of Housing and Urban Development and the Department of	
		Agriculture interpret the CARES Act. Both departments have	
		passed recent regulations extending nonpayment notices in	
		their respective subsidy programs to 30 days during which the	
		tenant can make a full payment and avoid eviction. Those final	
		rules make clear that the HUD and USDA interpret the	
		CARES Act as giving tenants 30 days to cure any default in	
		the payment of rent. (See 89 Fed. Reg. 101270, 101275	
		[stating that the purpose of the rule is to "provid[e] tenants	
		with additional time to cure nonpayment of rent	
		violations"], 101289 [stating that the final rule is "consistent	
		with provisions in the CARES Act" and other federal actions];	
		89 Fed. Reg. 20539, 20540 [stating that the USDA rule giving tenants 30 days to pay is "consistent with this requirement of	
		the CARES Act.".) The interpretation of federal law by the	
		federal agencies in that area of expertise is given "great	
		weight" by California courts. (Brown v. Fair Political	
		Practices Comm'n (2000) 84 Cal.App.4th 137, 150.)	
		17 ruences comm n (2000) 61 can app. nn 137, 130.)	
		The recent case of <i>Campbell v. FPI Management</i> also may	
		bear on an eventual judicial interpretation of the CARES Act.	
		The <i>Campbell</i> case facts predate the CARES Act, but involve	
		a similar dilemma. The lessor only provided 3-day notices to	
		the tenants despite a HUD subsidy program requiring a 30-day	
		notice much like the CARES Act. (Campbell v. FP/	
		Management (2024) 98 Cal.App.5th 1157, 1159, 1163.) The	
		California Court of Appeals held that a full 30 days was	
		required prior to the lessor being able to forfeit the lease. (<i>Id</i> .	
		at 1164-65.) The court also stated that, to the extent that state	
		law needed to be harmonized, it was appropriate for the lessor	
		to give a 3-day notice under California law so long as the 3-	

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	Commenter	Position	Comment	Committee Response
			day notice did not expire before the 30-day HUD notice. (<i>Id.</i>) A court may look to <i>Campbell</i> to harmonize state and federal law in a similar way, allowing the lessor to give a mixed 3-Day/30-Day notice as long as the state law notice does not expire before the CARES Act's 30-day period would have completed.	
			However, it is not our request that the Judicial Council adopt <i>our</i> interpretation of the CARES Act. It is only our request that the Judicial Council use the exact language of the CARES Act (already used in the form Answer in UD-105) to avoid leading trial courts to a particular judicial interpretation before there is guidance from California appellate courts. The authorities above are meant to show how California has yet to adopt any definitive interpretation of the CARES Act's interaction with state law. And any deviation from the law's language-by substituting "notice to vacate" for "notice to quit," for example-may tilt the deck in the trial court as trial judges look to the Judicial Council's forms for authoritative statements on how to interpret a complicated law.	
			In conclusion, we ask that you change the proposed language to accord with the actual text of the CARES Act and mirror the existing language in the UD-105 answer form.	
3.	National Housing Law Project by Marie Claire Tran- Leung, Evictions Initiative Project Director	NI	National Housing Law Project (NHLP) submits the following comments regarding the Judicial Council's (Council) Invitation to Comment concerning proposed changes to forms UD-100, among others.	Please see the committee's responses below regarding the commenter's specific suggestions.
	& Senior Staff Attorney		NHLP is a legal advocacy center focused on increasing, preserving, and improving affordable housing; expanding and	

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Con	mmenter	Position	Comment	Committee Response
Con	mmenter	Position	enforcing rights of low-income residents and homeowners; and increasing housing opportunities for underserved communities. Our organization provides technical assistance and policy support on a range of housing issues to legal services and other advocates nationwide. NHLP hosts the national Housing Justice Network (HJN), a vast field network of over 2,000 community-level housing advocates and resident leaders. HJN member organizations are committed to protecting affordable housing and residents' rights for low-income families. HJN has many members in California, and NHLP plays a critical role in the state as an IOLTA-funded support center. NHLP's California advocacy reflects our national initiatives and focuses on tenants' rights, eviction prevention, and affordable housing preservation. We commend the Council's work updating these important forms. We submit our comments with the goal of ensuring that these forms further access to justice in housing court proceedings, particularly for low-income tenants who too often go unrepresented. We support the Judicial Council's proposal to amend Question 9a of UD-100 to include an option to check "30-day notice to quit under the federal CARES Act" [FN 1 Subsection (c) of the Coronavirus Aid, Relief, and Economic Security (CARES) Act requires landlords of covered properties to provide 30 days' notice to tenants in eviction cases. See 15 U.S.C. § 9058(c). There is no sunset on this 30-day notice requirement.] with one significant caveat. Instead of using the term "notice to quit," we strongly urge the Judicial Council to use the term "notice to vacate."	In light of all the comments received regarding proposed item 9a(5) on form UD-100, the committee is recommending that this item be revised to use the term "notice to vacate" instead of "notice to quit." The federal CARES Act uses the term "notice to vacate," and this revision will ensure item 9a(5) reflects the statutory language. The committee agrees that deviating from the statutory language could cause confusion for courts and form users.

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Commenter	Position	Comment	Committee Response
		This change would mirror the statutory text of the CARES	
		Act, 15 U.S.C. 9058(c) (providing that "the lessor of a covered	
		dwelling unit may not require the tenant to vacate the covered	
		dwelling unit before the date that is 30 days after the date on	
		which the lessor provides the tenant with a <i>notice to vacate</i> ")	
		(emphasis added). This language would also reflect the	
		language of the form UD answer, which includes the defense	
		that "the property is covered by the federal CARES Act and	
		the plaintiff did not provide the 30 days' notice to vacate." By	
		using the term "notice to vacate" found in statute and the form	
		answer, the form complaint would reduce the risk of	
		ambiguity that would result in unintended consequences for both landlords and tenants.	
			The committee is not necessary and in a nevisions in
		Additionally, we urge the Judicial Council to add a CARES Act certification requirement for	The committee is not recommending revisions in response to this suggestion. The committee
		landlord/plaintiffs. The proposed change to Question 9a, by	concluded that without more explicit statutory
		itself, is insufficient to ensure that tenants benefit from their	authorization, it would not be appropriate to add
		notice rights under the CARES Act. Although adding the	an item asking whether the property is covered by
		checkbox is a step in the right direction, the proposed change	the CARES Act. The other items on form UD-
		as it stands fails to address the knowledge disparity between	100 are either expressly required to be included
		landlords and tenants about whether the unit in which the	on an unlawful detainer complaint, such as the
		tenant resides is in a covered property as defined by the	items required by Code of Civil Procedure
		CARES Act.	section 1166, or are necessary to implement
			California law. The committee determined that it
		While tenants living in HUD-subsidized properties or	was more appropriate to address the federal
		multifamily housing with a federally-backed mortgage may be	CARES Act by adding a checkbox to item 9a
		able to find out whether their unit is covered on their own,	because doing so complies with Code of Civil
		tenants living in 1-4 unit, unsubsidized properties with a	Procedure section 1166, which requires the
		federally-backed mortgage have no way of learning this	complaint to "[s]tate specifically the method used
		information without the last four digits of their landlord's	to serve the defendant with the notice or notices
		social security number. If the landlord refuses to provide	

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Commenter	Position	Comment	Committee Response
		information about the mortgage, the tenant would have a difficult time determining whether the property is covered, and may be unfairly deprived of the opportunity to plead this vital affirmative defense, especially if proceeding as a self-represented litigant, which the vast majority of tenants are doing in eviction courts across the state.	of termination upon which the complaint is based."
		Landlords are in a much better position to know whether the unit is in a covered property, and certification to that end would not create a significant burden. In fact, it is in the interest of landlords, especially unrepresented landlords, to ensure that they have given the tenant the correct notice before filing the complaint.	
		Today, when a landlord files an unlawful detainer, they do not have to answer whether the unit at issue is a covered property under the CARES Act. It is, unfairly, left up to the tenant to discover whether the property is covered, something they cannot know from the eviction filing alone (and, in some cases, may only be able to find out by asking the landlord or through discovery).	
		The proposed change falls short of addressing this knowledge disparity. If a landlord does not check the box indicating that it gave a 30-day notice, the tenant still will not know whether the landlord is in fact subject to the CARES Act 30-day notice requirement.	
		In order to address this disparity, we ask that the Judicial Council add a certification requirement to form UD-100. Similar to Question 7 regarding the applicability of the Tenant	

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	Commenter	Position	Comment	Committee Response
			Protection Act, our suggested language for the new question is:	-
			9) The tenancy described in 6 (complete (a) or (b))	
			a. is not in a property covered by the federal CARES Act.	
			b. is in a property covered by the federal CARES Act.	
			To assist those filling out this form, the Judicial Council can also amend UD-100 to include the following description found in the current answer form UD-105: (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.)	
4.	Orange County Bar Association by Mei Tsang, President	A	The proposal appropriately addresses the stated purpose due to the fact that revisions are necessary to ensure compliance with AB2347 and statutory changes. Other non-necessary revisions are more helpful than detrimental.	The committee appreciates the response and acknowledges the commenter's agreement with the proposal.
			There are no current recommendations for clarifying modifications to UD-100 and UD-105. There are clear instructions provided on the court website to assist with completing forms to the extent they confuse the user.	

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	Commenter	Position	Comment	Committee Response
5.	Superior Court California, County of Los Angeles by Stephanie Kuo	A	In response to the Judicial Council of California's ITC, "Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation," the Court agrees with the proposal and has no other comments.	The committee appreciates the response and acknowledges the commenter's agreement with the proposal.
6.	Superior Court California, County of San Bernardino Staff Small Claims Landlord Tenant Committee	NI	Yes Please provide suggestions, if you have any, for revising specific items in Complaint Unlawful Detainer (form UD-100) and Answer -Unlawful Detainer (form UD-105) to use plain language or any suggestion to improve the forms' clarity and readability.	The committee appreciates the response and acknowledges the commenter's support for the proposal.
			Complaint (UD-100): #10a(3) the second box about giving a copy to someone and mailing it caused a lot of confusion when the update first came out since most times when the notice is posted and mailed no one of suitable age or discretion is usually found at the premises. Can "AND giving a copy to a person found residing at the premises" be removed?	The committee appreciates the response and will consider the suggestion in a future proposal revising form UD-100 to use plain language.
			Would the proposal provide cost savings? If so, please quantify. Court would not have to print forms that customers usually forget that are needed.	The committee appreciates the information.
			What would the implementation requirements be for courts—for example, training staff (please identify position and expected hours of training), revising processes and procedures (please describe), changing docket codes in case management systems, or modifying case management systems?	The committee appreciates the information.

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	Commenter	Position	Comment	Committee Response
			Manual updates, CMS codes hidden Would two months from Judicial Council approval of this proposal until its effective date provide sufficient time for implementation? Yes, more than enough	The committee appreciates the information.
			How well would this proposal work in courts of different sizes? The same.	The committee appreciates the information.
7.	Superior Court California, County of San Diego by Mike Roddy, Executive Officer	A	Q: Does the proposal appropriately address the stated purpose? A: Yes.	The committee appreciates the response and acknowledges the commenter's agreement with the proposal.
	Executive Officer		Q: Please provide suggestions, if you have any, for revising specific items in Complaint-Unlawful Detainer (form UD-100) and Answer-Unlawful Detainer (form UD-105) to use plain language, or any suggestions to improve the forms' clarity and readability.	The committee appreciates the response.
			A: No suggestions.	
			Q: Would the proposal provide cost savings? If so, please quantify.	The committee appreciates the response.
			A: No.	
			Q: What would the implementation requirements be for courts for example, training staff (please identify position and expected hours of training), revising processes and procedures (please describe), changing docket codes in case management systems, or modifying case management systems?	The committee appreciates the information.

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

	Commenter	Position	Comment	Committee Response
			A: Updating internal procedures, removing filings from case management system, updating local packets, training staff, and notifying judicial officers.	
			Q: Would two months from Judicial Council approval of this proposal until its effective date provide sufficient time for implementation?	The committee appreciates the information.
			A: Yes, provided the final versions of the forms are provided at that time.	
			Q: How well would this proposal work in courts of different sizes?	The committee appreciates the information.
			A: It appears the proposal would work for courts of all sizes.	
8.	Francisco G. Torres Zanghi Torres Adams LLP San Francisco, CA	NI	I see that proposed changes to the forms include addition of language regarding 30 day notices under the CARES act. It appears that clarification should be provided and the 30 day notice requirement should only be a specific defense to a case based on a notice to pay rent or quit. The issue as to whether 30 day notices are required for termination of tenancy unrelated to unpaid rent is an open question in California and many other states. The Supreme Court of Washington has determined that 30 day notices are only required for non-payment notices.	In light of all the comments received regarding proposed item 9a(5) on form UD-100, the committee is recommending that this item be revised to use the term "notice to vacate" instead of "notice to quit." The federal CARES Act uses the term "notice to vacate," and this revision will ensure item 9a(5) reflects the statutory language. The committee determined that it is appropriate to include the CARES Act notice checkbox in item 9a because the item lists notices that could have been provided to the tenant but does not require the plaintiff to allege that specific notices were or were not required by law. Adding item 9a(5) therefore does not imply that the plaintiff is required to provide a CARES Act notice in any particular situation.

Civil Practice and Procedure: Form Revisions to Reflect the Repeal of COVID-19 Legislation (Revise forms SC-100, SC-103, SC-104B, SUM-130, UD-100, UD-105; revoke forms PLD-C-500, PLD-C-505, PLD-C-520, SC-500, SC-500-INFO, SC-500A, UD-101, UD-104, UD-104(A), UD-125)

All comments are verbatim unless indicated by an asterisk (*).

	Commenter	Position	Comment	Committee Response
9.	Trial Court Presiding	A	The JRS notes that the proposal is required to conform to a	The committee appreciates the response.
	Judges Advisory		change of law.	
	Committee (TCPJAC) and		The JRS also notes the following impact to court operations:	The committee appreciates the information.
	the Court Executives			
	Advisory Committee		Impact on existing automated systems.	
	(CEAC) Joint Rules		 Updates to case management systems. 	
	Subcommittee (JRS)		Results in additional training, which requires the	
			commitment of staff time and court resources.	
			 Staff and judicial officer training. Update BPRs 	
			and Self-Help Center packets.	