

# Eviction Defense Collaborative

Antonia Bethel, Staff Attorney &  
Brandon Williams, Senior Litigation Case Worker

# Agenda

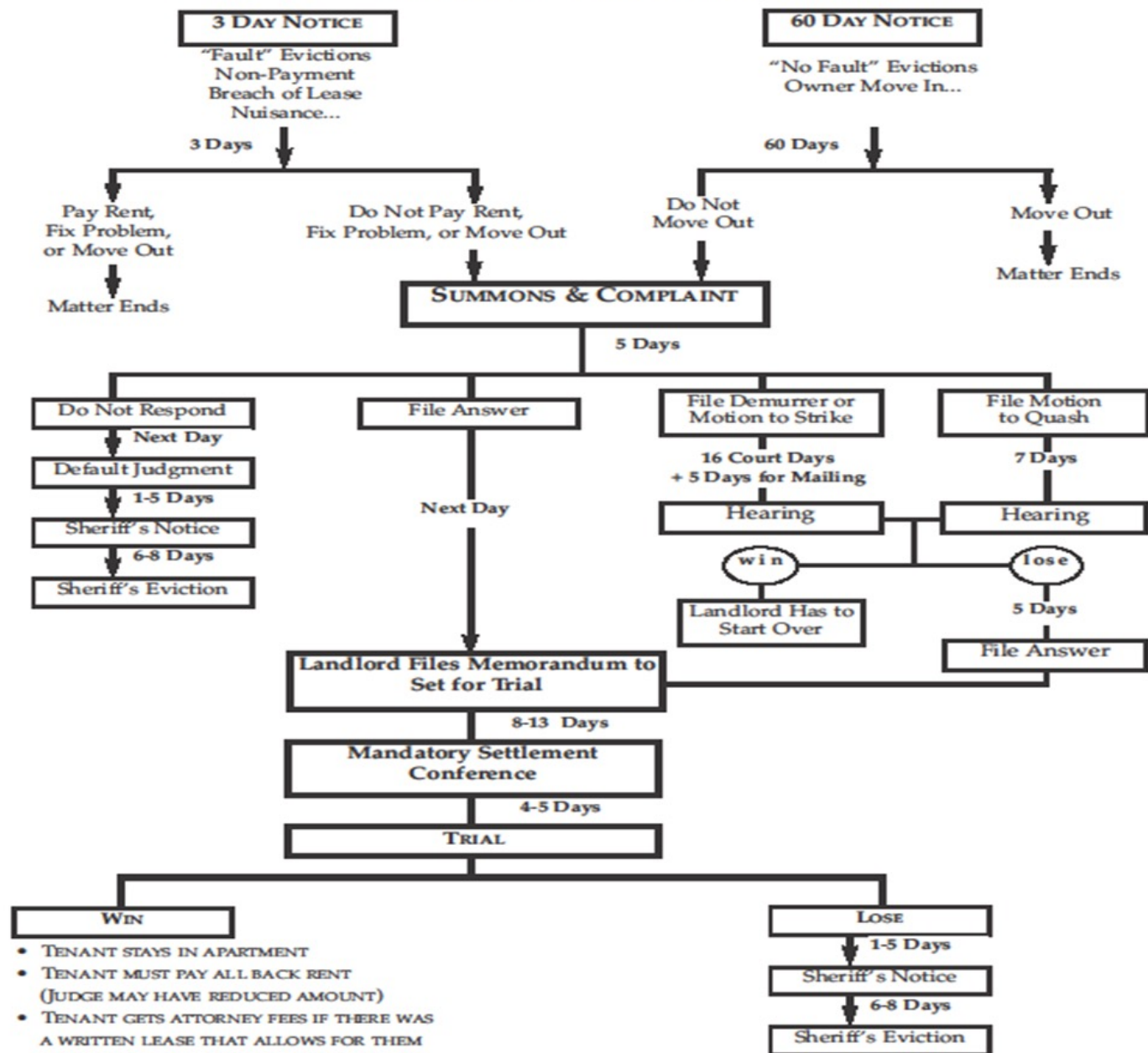
- Part 1: Provide a general overview of the eviction process
- Part 2: Review hoarding in relation to this general eviction process

Part 1: Provide a general overview of the eviction process

# What is an Unlawful Detainer?

- Statutory procedure defined under California Code of Civil Procedure §1161-1179a
- Lawsuit that a landlord must file and win before they can evict a tenant
- Also called an eviction lawsuit

## EVICITION TIME CHART



# Step 1: Eviction Notice Stage

Notice must be  
**WRITTEN**

STRICT COMPLIANCE  
with CCP 1161 notice  
requirements

Time for compliance  
begins to run the day  
after notice is served

## THREE DAY NOTICE TO PAY RENT OR QUIT

TO: **Joseph Resident**

AND ALL OTHERS IN POSSESSION:

YOU ARE HEREBY NOTIFIED that pursuant to the lease or rental agreement under which you hold the possession of the hereinafter described premises, there is now due and unpaid rent in the total sum of:

**One Thousand One Hundred (\$ 1,100 )**

representing rent due from **March 1<sup>st</sup>** through **March 31<sup>st</sup>**

YOU ARE FURTHER NOTIFIED that within Three (3) days after service of this Notice on you, you must pay the amount of said rent in full or quit said premises and deliver up possession of the same to the landlord/agent or the landlord/agent will institute legal proceedings for an unlawful detainer against you to recover possession of said premises, to declare said lease or rental agreement forfeited and to recover rent and damages.

YOU ARE FURTHER NOTIFIED that by this Notice the landlord/agent elects to and does declare a forfeiture of said lease or rental agreement if said rent is not paid in full within the said three (3) days. The premises are located at:

**2424 Sunny Lane Pl. #3, Los Angeles, CA 90006**

Date: **3/26/11** LANDLORD/AGENT **Sheila Manager**

Person to Pay: **Sunny Lane Place, Inc.**

Address to pay: **2424 Sunny Lane Place, Manager's Office #1**

Phone Number: **(213) 121-1212** (Payment may be made at any time within the time stated. (Monday through Saturday 8:30 AM through 5:30 PM)

*This form was created by The Law Firm of Dennis P. Block and Associates  
www.evict123.com (See Other Forms)*

Los Angeles (323) 938-2868 Inglewood (310) 673-2996 Echo Park (310) 986-3147

Long Beach (562) 434-5000 Pasadena (626) 798-1014 San Bernardino (909) 877-6565

Ventura (805) 653-7264 Orange (714) 634-8232 Fax (323) 938-6069 Fax (714) 634-4633

If you need assistance in filling out this form, please consult with an attorney.

# Three-Day Notice to Cure or Quit

- For when tenant is in violation of agreement
- “Three days” begins on the first day after service of the notice
- Saturday, Sunday or legal holidays not counted; will extend the three-day period

**THREE-DAY NOTICE TO PAY OR QUIT**  
(NONPAYMENT OF RENT)

TO: \_\_\_\_\_ (Tenants, Subtenants, Occupants in Possession)

**PLEASE TAKE NOTICE** that within three (3) days after service of this notice upon you, you are required to pay the rent now due and owing on the premises located at \_\_\_\_\_ (address), in the amount of \_\_\_\_\_ representing the rent due for the month(s) of: \_\_\_\_\_

_____ (month/year) \$ _____	_____ (monthly amount owed)
_____ (month/year) \$ _____	_____ (monthly amount owed)
_____ (month/year) \$ _____	_____ (monthly amount owed)

Total amount owed: \$ \_\_\_\_\_

Within three (3) days after service of this notice upon you, the total overdue rent payment, in the amount stated above, must be made payable by cash or check, payable to: \_\_\_\_\_ (payee's name) and must be delivered to \_\_\_\_\_ (landlord or landlord's agent/manager) at \_\_\_\_\_ (address and telephone number). He/She will be available to receive the payment personally \_\_\_\_\_ (days) between the hours of \_\_\_\_\_ and \_\_\_\_\_ (hours/time).

**IN THE ALTERNATIVE**, you are required to vacate and deliver the premises to \_\_\_\_\_ (landlord or landlord's agent/manager) within three (3) days after service of this notice upon you.

If you fail either to pay the amount of rent demanded in this notice or to vacate and deliver the premises to the person designated above within three (3) days, the undersigned will commence legal proceedings against you to 1) declare a forfeiture of your rental agreement/ lease, 2) recover possession of the premises, 3) recover the rent demanded herein, due for the periods covered by this notice, and 4) recover damages for each day that you occupy the premises after the periods covered by this notice and costs of suit.

Further, if you fail to timely pay the amount demanded by this notice, the undersigned declares the forfeiture of the rental agreement/ lease under which you hold possession of the premises.

Dated: \_\_\_\_\_ (signature)  
\_\_\_\_\_  
Landlord's name, address,  
and phone number

# Service of Notice

Notice may be served upon the Tenant in one of three ways:

- Personally
- Leaving a copy with a person of suitable age and sending a copy by mail
- “Nail and mail”



# Step 2: The Unlawful Detainer

The court eviction process begins by filing a summons and complaint

Named Defendant(s) must be served a copy of the summons and complaint

The Court will mail out a Notice stating that UD lawsuit has been filed

**SUM-130**

**SUMMONS  
(CITACION JUDICIAL)  
UNLAWFUL DETAINER-EVICTION  
(RETENCIÓN ILÍCITA DE UN INMUEBLE-DESALOJO)**

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

**NOTICE TO DEFENDANT:  
(AVISO AL DEMANDADO):**  
JOSEPH RESIDENT  
DOES 1 TO 10 INCLUSIVE

**YOU ARE BEING SUED BY PLAINTIFF:  
(LO ESTÁ DEMANDANDO EL DEMANDANTE):**  
SUNNY LANES APARTMENTS, INC.

You have 5 CALENDAR DAYS 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. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) 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 California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. 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 Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **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.

**Tiene 5 DÍAS DE CALENDARIO** después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte esté cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito.) Una carta o una llamada telefónica no lo protegen. 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 el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. 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. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte 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.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida 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 desear el caso.

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

STANLEY MOSK COURTHOUSE  
111 N. HILL STREET  
LOS ANGELES, CA 90012

CENTRAL DISTRICT  
LAW OFFICES OF MCSHADY & MCSHADY  
(213) 121-1212

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):

Javier McShady (SBN: 350213)  
1000 WILSHIRE BLVD., Suite 1000  
LOS ANGELES, CA 90057

3. (Must be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400-6415)  did not  did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)

Date: \_\_\_\_\_ Clerk, by \_\_\_\_\_, Deputy  
(Fecha) (Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)  
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010).)

4. **NOTICE TO THE PERSON SERVED:** You are served

[SEAL]

a.  as an individual defendant.  
b.  as the person sued under the fictitious name of (specify):  
c.  as an occupant  
d.  on behalf of (specify):  
under:  CCP 416.10 (corporation)  CCP 416.60 (minor)  
 CCP 416.20 (defunct corporation)  CCP 416.70 (conservatee)  
 CCP 416.40 (association or partnership)  CCP 416.90 (authorized person)  
 CCP 415.46 (occupant)  other (specify):

5.  by personal delivery on (date):

Page 1 of 2

Form Adopted for Mandatory Use  
Judicial Branch of California  
SUM-130 (Rev. July 1, 2009)

**SUMMONS-UNLAWFUL DETAINER-EVICTION**

Code of Civil Procedure, §§ 412.20, 415.456, 1167  
[www.courtinfo.ca.gov](http://www.courtinfo.ca.gov)

1: SAMPLE CLIENT

# The Complaint:

States landlord's basis for the eviction

Eviction Notice must be attached to the complaint, C.C.P. § 1166

Attorneys can use their own pleadings

UD-100	
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Javier McShady (SBN: 350213) LAW OFFICES OF MCSHADY & MCSHADY 1000 WILSHIRE BLVD., Suite 1000 LOS ANGELES, CA 90057 TELEPHONE NO.: (213) 121-1212 FAX NO. (Optional): (213) 121-1213 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): SUNNY LANES APARTMENTS, INC.	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 N. HILL STREET MAILING ADDRESS: CITY AND ZIP CODE: LOS ANGELES, CA 90012 BRANCH NAME: CENTRAL	
PLAINTIFF: SUNNY LANES APARTMENTS, INC. DEFENDANT: JOSEPH RESIDENT	
<input checked="" type="checkbox"/> DOES 1 TO 10	
<input checked="" type="checkbox"/> COMPLAINT <input type="checkbox"/> AMENDED COMPLAINT (Amendment Number): _____	CASE NUMBER: 09U12121
Jurisdiction (check all that apply): <input checked="" type="checkbox"/> ACTION IS A LIMITED CIVIL CASE Amount demanded <input checked="" type="checkbox"/> does not exceed \$10,000 <input type="checkbox"/> exceeds \$10,000 but does not exceed \$25,000 <input type="checkbox"/> ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$25,000) <input type="checkbox"/> ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply): <input type="checkbox"/> from unlawful detainer to general unlimited civil (possession not in issue) <input type="checkbox"/> from limited to unlimited <input type="checkbox"/> from unlawful detainer to general limited civil (possession not in issue) <input type="checkbox"/> from unlimited to limited	
1. PLAINTIFF (name each): SUNNY LANES APARTMENTS, INC. alleges causes of action against DEFENDANT (name each): JOSEPH RESIDENT	
2. a. Plaintiff is (1) <input type="checkbox"/> an individual over the age of 18 years. (4) <input type="checkbox"/> a partnership. (2) <input type="checkbox"/> a public agency. (5) <input checked="" type="checkbox"/> a corporation. (3) <input type="checkbox"/> other (specify): b. <input type="checkbox"/> Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):	
3. Defendant named above is in possession of the premises located at (street address, apt. no., city, zip code, and county): 2424 Sunny Lane Place #3, Los Angeles, CA 90006	
4. Plaintiff's interest in the premises is <input checked="" type="checkbox"/> as owner <input type="checkbox"/> other (specify):	
5. The true names and capacities of defendants sued as Does are unknown to plaintiff.	
6. a. On or about (date): 3/20/2010 defendant (name each): JOSEPH RESIDENT (1) agreed to rent the premises as a <input checked="" type="checkbox"/> month-to-month tenancy <input type="checkbox"/> other tenancy (specify): (2) agreed to pay rent of \$ 1,050 payable <input checked="" type="checkbox"/> monthly <input type="checkbox"/> other (specify frequency): (3) agreed to pay rent on the <input checked="" type="checkbox"/> first of the month <input type="checkbox"/> other day (specify): b. This <input checked="" type="checkbox"/> written <input type="checkbox"/> oral agreement was made with (1) <input checked="" type="checkbox"/> plaintiff. (3) <input type="checkbox"/> plaintiff's predecessor in interest. (2) <input type="checkbox"/> plaintiff's agent. (4) <input type="checkbox"/> other (specify):	
<b>*NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).</b>	
Form Approved for Optional Use Judicial Council of California UD-100 (Rev. July 1, 2006)	Page 1 of 3 Civil Code, § 1940 et seq. Code of Civil Procedure §§ 425.12, 1168 www.courtinfo.ca.gov

# How to Respond to an Unlawful Detainer Complaint

# Responsive Pleadings

## - Answer

- General denial or deny each allegation in the complaint
- Technical and factual defenses
- If in doubt, raise the defense, otherwise it is waived

## - Pre-Judgment Claim of Right to Possession

- If tenant is in possession and not named on complaint

## - Demurrer

- Plaintiff failed to state a cause of action
- Complaint is unclear

## - Motion to Quash Service of the Summons

- Improper service of the summons and complaint

# Step 3: Filing a Response

5 DAYS to file an answer

Fail to file an answer, a default judgment will be entered and tenant will have to vacate

Answering defendant must claim defense(s) to complaint's allegations

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): JAVIER BELTRAN (SBN: 240416) INNER CITY LAW CENTER 1309 E. 7TH STREET LOS ANGELES, CA 90021	TELEPHONE NO.: T: (213) 891-2880 F: (213) 891-2888	FOR COURT USE ONLY
ATTORNEY FOR (Name): JOSEPH RESIDENT		
NAME OF COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 N. HILL STREET MAILING ADDRESS: CITY AND ZIP CODE: LOS ANGELES, CA 90012 BRANCH NAME: CENTRAL		
PLAINTIFF: SUNNY LANES APARTMENTS, INC.		
DEFENDANT: JOSEPH RESIDENT		
ANSWER - Unlawful Detainer		CASE NUMBER: 09U12121

1. Defendant (names): JOSEPH RESIDENT

answers the complaint as follows:

2. Check ONLY ONE of the next two boxes:

a.  Defendant generally denies each statement of the complaint. (Do not check this box if the complaint demands more than \$1,000).

b.  Defendant admits that all of the statements of the complaint are true EXCEPT  
(1) Defendant claims the following statements of the complaint are false (use paragraph numbers from the complaint or explain):

Continued on Attachment 2b(1).

(2) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them (use paragraph numbers from the complaint or explain):  
6 (a) (2); 6 (b); 7 (a) (1); 7 (b) (1) and (2); 8 (a) (3); 10; 11

Continued on Attachment 2b(2).

3. AFFIRMATIVE DEFENSES (NOTE: For each box checked, you must state brief facts to support it in the space provided at the top of page two (item 3j).)

a.  (nonpayment of rent only) Plaintiff has breached the warranty to provide habitable premises.

b.  (nonpayment of rent only) Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.

c.  (nonpayment of rent only) On (date) \_\_\_\_\_, before the notice to pay or quit expired, defendant offered the rent due but plaintiff would not accept it.

d.  Plaintiff waived, changed, or canceled the notice to quit.

e.  Plaintiff served defendant with the notice to quit or filed the complaint to retaliate against defendant.

f.  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 laws of the United States or California.

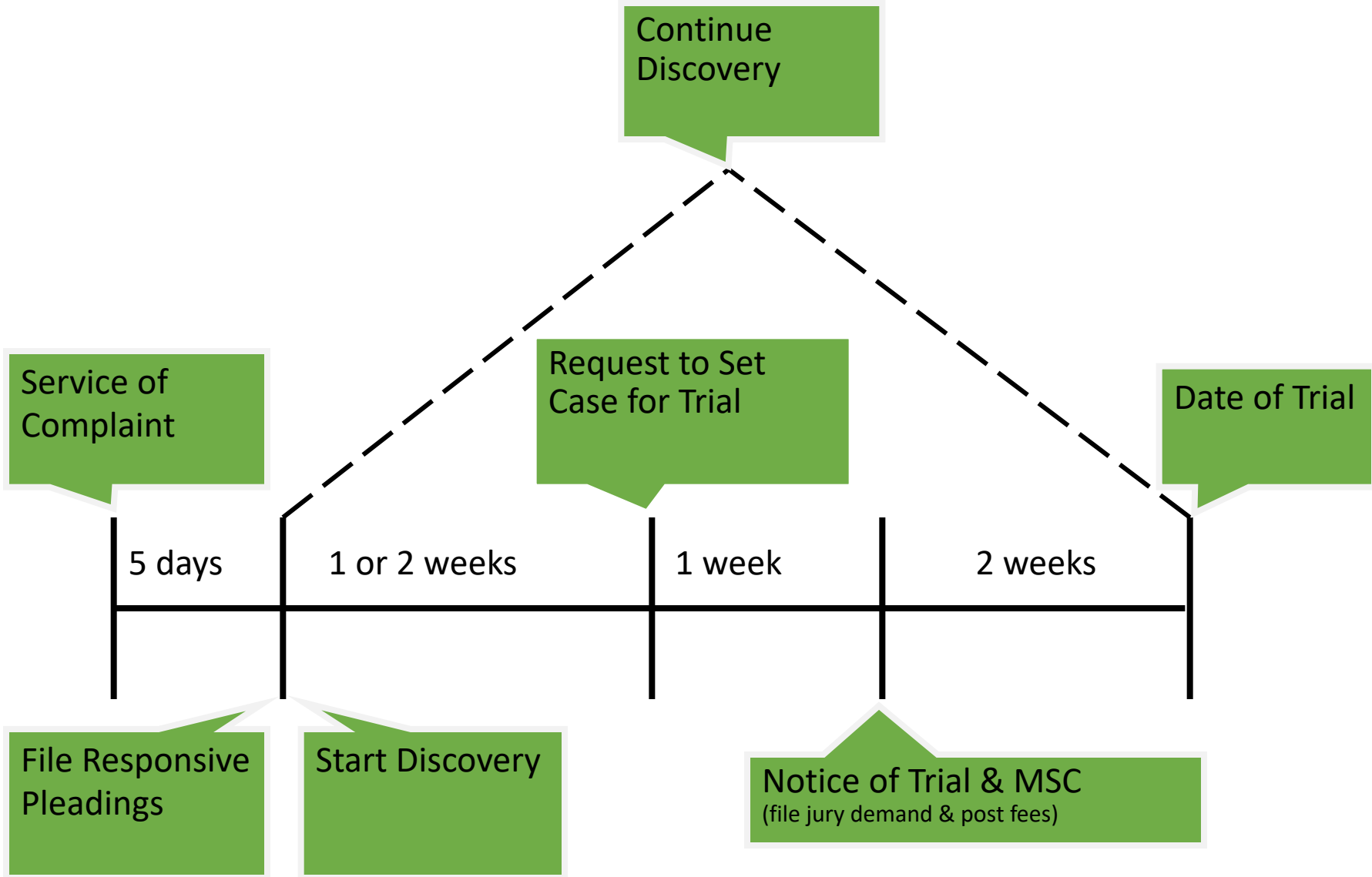
g.  Plaintiff's demand for possession violates the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage): LAMC 151.00 et seq., LOS ANGELES RENT STABILIZATION ORDINANCE

(Also, briefly state the facts showing violation of the ordinance in item 3j.)

h.  Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.

i.  Other affirmative defenses are stated in item 3j.

# Timeline for Trial



# Pre-Trial Considerations

- **Jury Trial Demand:**
  - Must be **filed within 5 days** of the Notice of Trial date (C.C.P. § 631(d)(4))
  - Jury Fees: \$150 or fee waiver at least **5 days before trial**,
- **Motion for Summary Judgment (C.C.P. § 437c):**
  - No triable issue of material fact
  - Defendant must show Plaintiff does not have a cause of action
  - Filed upon 5 days notice (C.C.P. § 1170.7) and opposition may be filed 1 day before or on hearing day.
- **Trial Date:**
  - Request to Set Case for Trial
- **Discovery**
- **Settlement**

## Step 4: Settlement

Can happen at any time

If jury demand –  
Mandatory Judicial  
Settlement Conference

Resolves the case with  
certainty – avoids the risk  
of trial

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

1811 LEAVENWORTH LLC

PLAINTIFF(S)

VS.

Case Number: CUD-21-668163

NATALIA TENANT et al

**Notice of Time and Place of Trial  
and Settlement Hearing**

DEPENDANT(S)

to: LAURA L. ALLOREBY, and NATALIA TENANT

You are hereby notified that the above case has been set for JURY TRIAL on JAN-31-2022 in Dept. 501, 400 McAllister Street at 9:00 AM, and set for hearing on the Settlement Calendar on JAN-27-2022 via Zoom at 1:10 PM.

Zoom ID: 828 1308 2339

Zoom Passcode: 831079

Dial In Number: 1-669-900-6833 (81813082339) (831079)

Due to the ongoing Pandemic, the Court is currently allowing remote appearance by Zoom Video Conferencing for Mandatory Settlement Conferences. Remote Appearance(s) by video conference for a Mandatory Settlement Conference will be consistent with the Emergency Rules Related to Covid-19 pursuant to Emergency Rule 5(a)(1) use of technology for remote appearances.

To assure equal access, the San Francisco Superior Court will provide a private space for Pro Se Litigants whose accessibility to Zoom Video Conferencing is limited. Room 227 will be available for use for your designated time slot Tuesday, Wednesday and Thursday between the hours of 1:15pm to 4:30pm.

ADDITIONS TO CONSUMER UNLAWFUL DETAINER TRIALS are heard Monday thru Friday at 9:30AM in Department 501, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514. You are required to bring a copy of the complaint and answer to your trial and any scheduled settlement conference.

DATED: JAN-12-2022

Charles F. Haines  
Judicial Officer



# Settlement Options

## “Behave and Stay”

- Possible use of rental assistance program
- Possible repair schedule agreement

## Move Out Plan

- Tenant agrees to vacate by a certain date
- “Buy-out” – sometimes the Landlord will provide relocation payment if Tenant agrees to move out sooner
- Avoids judgment of eviction on Tenant’s record

# Trial - After the Court's Ruling

If Tenant wins:

- Tenant will not have to move and pay back rent
- Landlord may be ordered to pay court costs

If Landlord wins:

- Court issues Writ of Possession
- Service of Writ and posting of 5 day Notice to Vacate
- Sheriff will remove all occupants

Part 2: Review hoarding in relation to this  
general eviction process

# DEFENDING EVICTIONS BASED ON ALLEGATIONS OF HOARDING & CLUTTERING



# Clutter Image Rating: Bedroom

Please select the photo that most accurately reflects the amount of clutter in your room.



1



2



3



4



5



6



7



8



9



# Clutter Image Rating: Living Room

Please select the photo below that most accurately reflects the amount of clutter in your room.



1



2



3



4



5



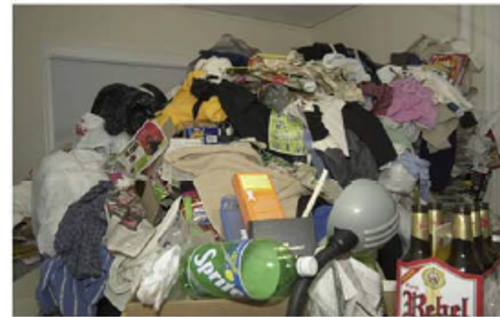
6



7



8



9

## Clutter Image Rating Scale: Kitchen

Please select the photo below that most accurately reflects the amount of clutter in your room.



1



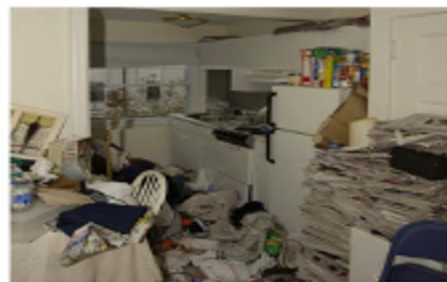
2



3



4



5



6



7



8



9

# Basis for Eviction

CCP §1161(4) - Nuisance

Rent Ordinance 37.9(a)(3) - Nuisance

DPH Citation issued - SEC. 581. PROHIBITED PUBLIC HEALTH NUISANCES

Calif. Fire Code 304.1 Waste Accumulation Prohibited

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. Also: 18" - 24" from ceiling.

## LEASE VIOLATIONS

Section 10(b) of HUD's Model Lease for Subsidized Housing states in part: "b. The Tenant agrees to: (1) keep the unit clean;

Section 15 of HUD's Model Lease for the Section 202 Program



# Hoarding Disorder

Hoarding is in fact a mental health disability as outlined in the *Diagnostic and Statistical Manual of Mental Disorders Fifth Edition* and should be accommodated as such.

# The Reasonable Accommodation

## D.A.N.C.E.

- **DISABILITY**  
Does the tenant have a disability as defined by fair housing laws?
- **ACCOMMODATION**  
Is the tenant requesting an accommodation of the housing provider's rules or practices?
- **NECESSARY**  
Is the accommodation necessary *because of* the tenant's disability?
- **COST**  
Does the accommodation impose an undue financial or administrative cost on the housing provider?
- **EFFECT**  
Would the accommodation effect a fundamental change in the housing provider's business?

# Reasonable accommodation

- A change in policies, practices, rules or procedures
- Necessary because of the tenant's disability for full and equal use and enjoyment of unit

*Can be requested at any stage of the tenancy:*

- Application stage
- During tenancy
- Eviction

\*\*LL's can't ask if a tenant needs a reasonable accommodation, but they can let all tenants know they are available.\*\*

# Important first steps

- Submit a reasonable accommodation request in Writing (bonus points if Dr. support)
- Get Help! - San Francisco Mental Health Association Peer Response Team, relatives, social services, APS, IHSS, community groups
- Get Before Pictures (Attorney work product)
- Get Progress Pictures
- Get After Pictures

## MISC. Contacts

- One time deep clean through Self Help for the Elderly 415-677-7618
- APS referral – tricky for lawyers
- IHSS – if they are recipients of MediCal
- Cleaneriffic 415-820-7230
- Clutter Free Organizing Services 415-346-3205
- Fairy Clean 415-322-1011
- Hope House Clean (60 and no IHSS) – 415-677-7595
- SF-MHA Peer Response Team 415-421-2926
- If supportive housing – case workers can be helpful

Q&A