
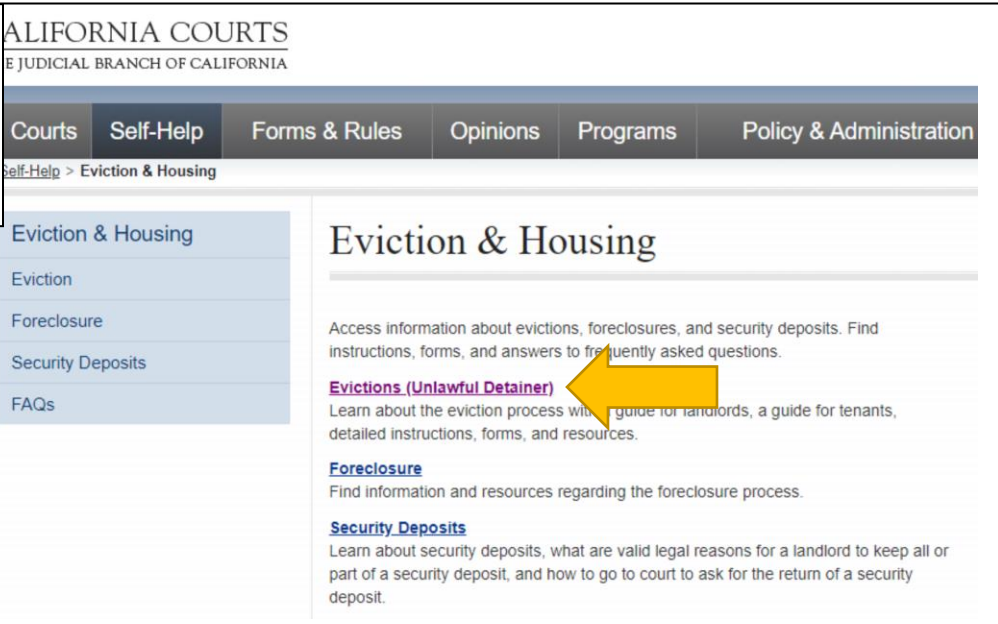


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## Evictions/Unlawful Detainer: Tenants

Go to the California Courts website at [www.Courts.CA.GOV](http://www.Courts.CA.GOV) for information, instructions and forms from the state court website.

<p><b>From the “Self-Help” drop-down menu, select “Eviction &amp; Housing”</b></p>	 <p>The screenshot shows the California Courts website navigation menu. The 'Self-Help' menu is open, and a yellow arrow points to the 'Eviction &amp; Housing' option. Other options in the menu include Getting Started, Small Claims, Families &amp; Children, Divorce or Separation, Abuse &amp; Harassment, Name Change, Traffic, Seniors &amp; Conservatorship, Problems With Money, Criminal Law, Civil Appeals, Gender Change, Wills, Estates, and Probate, Self-Help Feedback Form, Self Help A-Z Index, and Emergency Court Actions and COVID-19 (Coronavirus).</p>
<p><b>Select “Evictions (Unlawful Detainer)”</b></p>	 <p>The screenshot shows the 'Eviction &amp; Housing' page on the California Courts website. A yellow arrow points to the 'Evictions (Unlawful Detainer)' link in the main content area. The left sidebar contains a list of categories: Eviction &amp; Housing, Eviction, Foreclosure, Security Deposits, and FAQs. The main content area provides information about evictions, foreclosures, and security deposits, with links to 'Evictions (Unlawful Detainer)', 'Foreclosure', and 'Security Deposits'.</p>

# Eviction

Select  
“Tenants”

In California, a landlord may be able to evict a tenant if the tenant:

- Fails to pay the rent on time;
- Breaks the lease or rental agreement and will not fix the problem (like keeping your cat when pets are not allowed);
- Damages the property bringing down the value (commits "waste");
- Becomes a serious nuisance by disturbing other tenants and neighbors even after being asked to stop; or
- Uses the property to do something illegal.

In most cities, the landlord can also evict the tenant:

- If the tenant stays after the lease is up,\* or
- If the landlord cancels the rental agreement by giving proper notice.\*

\*If your city has rent control, these 2 reasons may not be good enough to evict a tenant. Contact your local city or county government office to find out if you live in a rent-controlled area. Or talk to your [self-help center](#), or a [lawyer](#) for help.

A landlord cannot evict a tenant for an illegal reason like discrimination or to get back at the tenant for taking action against the landlord, like filing a complaint because the property's heating system is broken.

Find information on eviction for:

Landlords      Tenants ←

## Find Help

For legal help with an eviction case:

Español

Search Self Help...

CENTRO DE AYUDA  
INFORMACIÓN EN ESPAÑOL

Related Links

- > [Eviction Notices](#)
- > [Mediation & Settlement](#)
- > [Special Situations](#)
- > [Eviction Forms](#)
- > [Foreclosure](#)
- > [Security Deposits](#)

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LIVE ONLINE REFERENCE

California Self-Help And  
Family Law Facilitator  
Locations

# Eviction: Tenant

Tenants have access to a step-by-step guide with Eviction/Unlawful Detainer Information, Instructions and Forms



The instructions below are general instructions that apply to most tenants. Certain types of tenants may have more legal protections than others or have different rules. Click to see those [special situations](#).

No matter what your situation, you may be able to get legal help from a legal aid office near you. Many legal aid agencies tenants defend themselves from evictions, and they may be able to help you with every step of the process. Click to find [legal aid agency](#) in your area for landlord/tenant issues.

## Mediation and Settlement

If at any point during the eviction process, you and the landlord reach an agreement, the agreement can be written up (as a settlement agreement) and the case dismissed. Sometimes, cases get resolved with a settlement on the date of the trial when both sides get a chance to talk about the case together and reach an agreement that works for both sides. Go to the section on [Mediation & Settlement](#) for more information about resolving the dispute out of court.