

# TENANT'S UNLAWFUL DETAINER CHART

You have been served with a 3-day, 30-day, 60-day or 90-day "Notice to Quit"

If you do not comply with the "Notice," your Landlord will file an **Unlawful Detainer Complaint (eviction)** against you.

**YOU ARE SERVED WITH AN UNLAWFUL DETAINER COMPLAINT (You must act quickly)**

If you were served personally, you have **10 (ten)** days (not including Saturdays, Sundays and other judicial holidays) to respond!

If the court papers were left with someone else, & then mailed to you, you have **10 (ten)** additional calendar days after the postmark date to respond.

The most common way to respond is by filing an "Answer" – **Form UD-105**. You can find this form at your local courthouse or online at:  
<https://www.riverside.courts.ca.gov/self-help/evictions> or at: <https://selfhelp.courts.ca.gov/eviction-tenant/respond>

Once your **Answer** is prepared, serve your Landlord by mail. You cannot do this yourself. Someone other than you, 18 years of age or older & not a party to the case, has to mail the Answer to the Landlord and fill out a "Proof of Service" – **Form POS-030**. Take the completed "Proof of Service" and the Original "Answer" plus 1 copy to the Court and file it.

If you do not respond by the deadline, you can lose the case & be evicted, have to pay fees/costs, and you may have trouble trying to rent in the future because of an eviction on your record!

You can reach an agreement with your Landlord before court. The agreement is called a **Stipulation, Form UD-115**. You can also do this at court.

**What happens next?** - You should receive notice from the Court Clerk with the date, time, and location of your Trial. The Trial is typically set within 20 days.

If you lose at Trial, the Sheriff will serve you a "Notice to Vacate" the property, which gives you **five (5)** days to move. If you do not move, within those 5 days, the Sheriff will lock you out of the property.