

The City of Santa Ana's Just Cause Eviction protections went into effect on November 19, 2021. If you are a tenant in Santa Ana, this page will help you learn more about the eviction process.



# What is the eviction process?

**NOTICE** - Tenant receives 3-day, 30-day, 60-day or 90-day Notice to move out.  
 Note: Santa Ana's local ordinance requires that an owner must provide a statement of cause and opportunity to cure a breach of lease. Owner must also submit a copy of the notice to the City within 5 days of service to tenant.

**SUMMONS AND COMPLAINT** - Court documents that must be served to the tenant or household member prior to the unlawful detainer court case. These documents shouldn't be served until after the notice expires

**5 DAYS\* TO RESPOND**

Tenant **"Answers"** within 5 days

Tenant does nothing

**Settlement** - Can happen before or during trial

**Default Judgement** - Landlord files "Request to Enter Default" and judgement is entered in favor of landlord

**TRIAL** - Within about 10 days of filing an answer, should receive a letter with court date. Trial held within about 21 days.

Potential: Tenant files **"Motion for Stay of Execution"** (to buy more days to stay)

**TENANT PREVAILS**  
Stay and pay rent owed

**LANDLORD PREVAILS**

**LOCK OUT** - 7-9 days later, Sherriff will post a notice to vacate. 5-7 days later, Sherriff will force everyone out. Tenant will not be given time to pack.

\*Court days do not include Saturdays, Sundays, and court holidays. Day 0 = day tenant gets served, Day 1 = next day

- If personally served - 5 court days
- If substituted service on member of household - 10 calendar days + 5 court days
- If posted on tenant's home and copy mailed - 10 calendar days + 5 court days

\*IMPORTANT: This infographic should be used as a general guide only. If you require immediate assistance with your eviction, please contact the Housing Division at 714-667-2209 or RSO@Santa-Ana.org.

