

Landlord & Tenant Help

Santa Clara County Self Help Center

Help for both TENANTS *and* LANDLORDS

<p>Rent Relief Funds: For evictions involving non-payment of rent in or after April 2020, money is available to pay up to 100% of unpaid rent if tenant qualifies. Landlords and Tenants can apply for the rental assistance program. This step is a prerequisite for landlords to file an Unlawful Detainer action.</p>	<p>Apply here: https://housing.ca.gov/</p>
<p>Lawyer Referral Services You may select a Lawyer Referral Service through the State Bar of California's website. Some lawyer referral services offer a low-cost, 30 minute consultation with an attorney.</p>	<p>https://www.courts.ca.gov/selfhelp/findlawyer.htm</p>
<p>Self-Help Center Assistance provided to complete legal forms. Limitations apply.</p>	<p>(408) 882-2926 www.scscourt.org</p>
<p>Project Sentinel</p> <ul style="list-style-type: none"> ▪ A HUD-approved Housing Counseling Agency ▪ Information, Questions answered, Mediation, Counseling 	<p>www.housing.org</p>
<p>Watch Unlawful Detainer Court hearings <i>Where:</i> 191 N. First St., San Jose (corner of Market & West St. James streets). Check with the Metal Detector or Clerk's Office to find out which Courtroom has Unlawful Detainer hearings. <i>When:</i> 9 am to 12:30 pm on Wednesdays, Thursdays and Fridays <i>Why:</i> This is a good experience to:</p> <ul style="list-style-type: none"> ▪ Learn what you need to know to represent yourself in Court or ▪ Help you find an attorney to hire if you want one. 	

Help for TENANTS only

<p>Asian Law Alliance</p>	<p>(408) 287-9710</p>	<p>https://asianlawalliance.org/</p>
<p>Bay Area Legal Aid (BayLegal) Free legal help for evictions, poor housing conditions, housing discrimination and voucher terminations</p>	<p>(800) 551-5554</p>	<p>www.baylegal.org/get-help/client-services/</p>
<p>Community Legal Services</p>	<p>(650) 326-6440</p>	<p>www.clsepa.org</p>
<p>Law Foundation – Housing Unit Free legal help for tenants facing eviction</p>	<p>(408) 280-2424</p>	<p>www.lawfoundation.org</p>

Other Websites and General Information

- **Santa Clara County Self-Help website** www.scscourt.org
- **California Self-Help website** www.courts.ca.gov
- **Civil Court Clerk’s & Calendar Offices – San Jose** (408) 882-2100
- **Santa Clara County Sheriff – Civil Division** (408) 808-4800
- **The Housing Authority** www.scshousingauthority.org
- **Local Court rules** www.scscourt.org
Click “General Info”, “Local Rules of Court”, then “Local Rules Civil Division (and Small Claims)”
- **California Rules of Court (not local rules)** www.courts.ca.gov/rules.htm
- **Free State (State) Legal Forms** www.courts.ca.gov/forms.htm
- **Free (Local & State) Legal Forms** www.scscourt.org
Click “Forms & Filing”, then “Court Forms” and select if you want Local or State forms
- **California Code (“The Law”)** <http://leginfo.legislature.ca.gov/>
Click on “California Law”
- **Santa Clara County Law Library** www.sccll.org
360 North 1st Street, San Jose, CA 95113 (408) 299-3568

Books about Court Process & Laws

You can find these books at the Law Library (address above):

- Practice Guides, published by The Rutter Group, CEB and other publishers
- California Procedure (Witkin), Bancroft-Whitney
- Sample Forms – Forms of Pleading and Practice, Matthew Bender
- Some sample forms – California Civil Practice, Bancroft-Whitney
- Sample legal citations - California Points and Authorities, Matthew Bender
- Summary of California Law (Witkin), Bancroft-Whitney
- California Eviction Defense Manual, California Landlord-Tenant Practice, Myron Moskowitz
- California Tenant’s Handbook, Myron Moskowitz
- Preparing for Trial - Civil Trials and Evidence, The Rutter Group
- Evidence - The Evidence Benchbook; Evidence, Witkin

FREE Mediation Services

- **Access to Justice** (925) 307-9520
renthelpmediation@gmail.com
- **Project Sentinel** (408) 414-5358
www.housing.org/dispute-resolution
- **Santa Clara County Office of Mediation & Ombuds Services** (408) 993-4130
<https://omos.sccgov.org/home>