



\$5.00

Respond to an Unlawful Detainer (Eviction)

What is this for?	This packet contains the forms you will need to file an Answer (response) to an unlawful detainer (eviction) case that has been filed against you.
Step 1: Fill out the Form	Answer – Unlawful Detainer (UD-105)
Step 2: Make copies	Make two (2) copies of the Answer – Unlawful Detainer (UD-101). Paperclip the <u>original</u> – do not staple. The copies may be stapled. Group the original plus one (1) copy of the Answer together for filing. The second copy is to serve on the Plaintiff unfiled. Note: If you file electronically, copies for filing are not required (see Step 4).
Step 3: Serve the Landlord	You must have a copy (filed or unfiled) of the Answer – Unlawful Detainer (UD-105) mailed to (“served by mail” on) the Plaintiff. Someone 18 or older must serve the forms for you. You cannot serve the forms yourself. The person who serves the papers to the other party must fill out a Proof of Service by Mail (POS-030). Make 1 copy of the Proof of Service.
Step 4: File the forms	Get a number ticket for “Civil” at the kiosk on the 1st floor of the Courthouse. File the paperwork with the clerk when your number is called. Note: if you are filing at the Historic Courthouse in Auburn or the Tahoe Courthouse, you do not need to get a ticket. The court will file-stamp all your forms and you will keep a filed copy for your records
Deadline	You must file your Answer (UD-105) and Proof of Service (POS-030) with the court no later than five court days after you have been served. Weekends and court holidays do NOT count as court days.
eFiling	Alternatively, the Court has the option to file electronically through its eFile Service. For filing and more information, please visit placer.courts.ca.gov and select “ eFiling ” under the Online Services tab. This webpage contains instructions and FAQs to assist with the process. There is a service fee for eFiling paid to the third-party vendor and cannot be waived by the Court.



Filing fee	<p>There is a sliding scale filing fee for unlawful detainer actions:</p> <table data-bbox="522 323 1172 457"><tr><td><u>Amount you are suing for:</u></td><td><u>Filing Fee is:</u></td></tr><tr><td>\$0.00 to \$10,000</td><td>\$225.00</td></tr><tr><td>\$10,001 to \$35,000</td><td>\$370.00</td></tr><tr><td>\$35,001 and above</td><td>\$435.00</td></tr></table> <p>The Court accepts cash, check, Visa, MasterCard, AMEX and Discover Card. If you cannot afford to pay the filing fee, you may apply for a fee waiver by filling out and filing these forms:</p> <p>Request to Waive Court Fees (FW-001) and Order on Court Fee Waiver (FW-003).</p>	<u>Amount you are suing for:</u>	<u>Filing Fee is:</u>	\$0.00 to \$10,000	\$225.00	\$10,001 to \$35,000	\$370.00	\$35,001 and above	\$435.00
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Next steps	<p>The Plaintiff/Landlord will likely file to schedule a trial date. You will receive a notice in the mail with the court date. Make sure to come to your court date prepared to explain the <i>legal</i> reason(s) (“defense(s)”) you think you shouldn’t be evicted that you wrote about in the Answer (UD-105) you filed with the court.</p> <p>If you need help understanding what legal defenses are, see a private attorney or the Self-Help Center. An example of a reason, <i>not</i> a defense, is losing your job and not being able to afford the rent. Examples of <i>legal defenses</i> are if your landlord is discriminating against you or evicting you because you called Code Enforcement about their home. There are more defenses you can talk about with an attorney.</p>								

Important Things to Know

Can I Access My Court Case Electronically?

Court users can now receive access to their file/orders electronically by three different methods:

Online Portal: You can come to the courthouse and show ID to gain access;

eFiling: If you check the box on eFiling, you will receive your orders via email; you will also receive portal access if you pay for a filing (so you do not need to come into the courthouse to show ID);

eService: You may consent to receive notice and orders by email. This can be done by submitting Judicial Council Form [EFS-005-CV](#).



Where can I get the forms?

- **For an app that helps you fill out the Unlawful Detainer Answer form and fee waiver application, go to caguideandfile.com**
 - Click “Start Your Legal Process”, then
 - Click “Eviction/Unlawful Detainer Answer”
 - Answer the questions, save your work, and at the end you can print the forms.
- The blank forms listed in these instructions can be found **online** at www.courts.ca.gov/forms
- You can get the form packets through the court’s **Self-Help Center** or you can buy them at the **Court Clerk’s counter**.

Where can I get help and more information?

- You can hire a private attorney for a free or low-cost consultation.
- If you do not have an attorney, you can get help from the court’s Self-Help Center. Schedule a telephone or video appointment online at www.placer.courts.ca.gov and search for **online appointments** on the home page.
- Visit www.courts.ca.gov
 - Click “Self-Help” on the tabs and select “Eviction & Housing” in the dropdown menu.
- Other resources:
 - Legal Services of Northern California (800) 660-6107
 - Disability Rights California (800) 776-5746
- Visit **Housing is Key** at <https://housing.ca.gov/>
 - This website contains information and resources for both landlords and tenants to help both parties understand their rights and protections during the eviction process.
- If you would like to attempt to settle the case (make an agreement) outside of court, you may contact **Placer Dispute Resolution** at <https://www.placerdisputeresolution.org/> for more information. This can be done before or after a case has been opened.