



# News Release

## Superior Court of California, County of Kern

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### UNLAWFUL DETAINER CASES DURING COVID-19 PANDEMIC

In response to the COVID-19 pandemic, the processing of Unlawful Detainer Cases was impacted. Between March 23 and April 6, 2020, defaults were delayed in processing due to reduction in court services due to the COVID-19 pandemic. Effective April 6, 2020, the Judicial Council adopted Emergency Rule 1, which prohibited the court from issuing summons or processing defaults in unlawful detainer cases with limited exceptions.

Emergency Rule 1 expired on September 1, 2020. On August 31, 2020, the California Legislature adopted Assembly Bill 3088, the COVID-19 Tenant Relief Act of 2020, which was adopted as urgency legislation with an effective date of September 2, 2020. Assembly Bill 3088 can be reviewed [here](#).

With certain exceptions, AB 3088 restricts processing of residential unlawful detainers based upon a failure to pay rent due to COVID-19 financial distress and establishes new procedures that must be followed. On September 1, 2020, the Center for Disease Control issued a federal agency order creating a moratorium on certain residential evictions through December 31, 2020. See 85 Fed. Reg. 55292 (Sept. 4, 2020). The CDC order is available [here](#). The Court encourages all litigants to review their case to determine whether it is appropriate to proceed in light of the new changes to the law.

Because of these changes in law, in order to process a summons or default in an unlawful detainer action, the court must have case information that will allow the court to screen and process cases. To facilitate the timely receipt of this information, the Court issued Standing Order 20-094, effective September 14, 2020, which requires an Unlawful Detainer Supplemental Cover Sheet to be filed for any currently filed or new case in which a summons is requested or any currently filed case in which a default is requested. A copy of this order is available [here](#) and a copy of the supplemental cover sheet (form KERN-065), is available [here](#).

The Court thanks all litigants in advance for their patience and consideration during this challenging time.

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