

FILED
SAN MATEO COUNTY

MAR 19 2020

Clerk of the Superior Court
By *[Signature]*
DEPUTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN MATEO

)
) ORDER RELATED TO
) UNLAWFUL DETAINER
) PROCEEDINGS AND
) JUDGMENTS

Because of the COVID-19 epidemic, leading to health and safety concerns resulting in the temporary cessation of jury services and substantial operational impediments, and the proclamation of a state of emergency by federal, state, and local officials, the Chief Justice of the California Supreme Court has determined that the conditions described in section 68115 of the Government Code are met with regard to the Superior Court of San Mateo County. On March 17, 2020, this Court issued a general order regarding Court operations consistent with the findings of the Chief Justice and section 68115 of the Government Code.

On March 16, 2020, the County of San Mateo issued sweeping a Shelter in Place Order, which confines the movement of San Mateo County residents outside of their

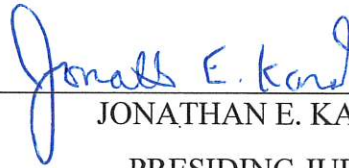
1 homes through April 7, 2020. On March 10, 2020, the San Mateo County Board of
2 Supervisors declared a state of emergency based on the COVID-19 epidemic. During the
3 period the Shelter in Place Order, it is a public health priority for residents to maintain
4 housing in which to remain sheltered. During this same period, the Court will have
5 minimal functional operations, with access prioritized to emergency proceedings, which
6 do not include unlawful detainers.
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9 Therefore, the Court orders the following with respect to unlawful detainer
10 proceedings and judgments, effective March 18, 2020:
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- 12 • For unlawful detainer matters, March 18, 2020, through March 31, 2020, are
13 deemed holidays for purposes of computing the time for filing papers with the
14 court under Code of Civil Procedure sections 12 and 12a (Gov. Code §
15 68115(a)(4));
16
- 17 • During the period of March 18, 2020, through April 7, 2020, no default shall be
18 entered in a pending unlawful detainer matter;
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- 20 • During the period of March 18, 2020, through April 7, 2020, no writ of
21 possession for real property shall be issued in a pending unlawful detainer matter;
22
- 23 • Execution of any previously issued writ of possession for real property is
24 hereby stayed for the period of March 18, 2020, through April 7, 2020, and no
25 payment or undertaking for this period shall be owed by any Defendant, consistent
26 with the Court's discretion under Code of Civil Procedure 918;
27
28

- All Mandatory Settlement Conferences in unlawful detainer matters shall be scheduled on or after April 9, 2020;
- No new unlawful detainer trials are to be assigned to trial courts until April 13, 2020.
- The dates in this Order may be extended if public safety warrants it.

Dated: March 19, 2020.



JONATHAN E. KARESH
PRESIDING JUDGE