

FILED
MAR 24 2020

ALEX CAWLO, CLERK
BY *[Signature]*
DEPUTY, SANTA CRUZ COUNTY

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SANTA CRUZ

**EMERGENCY STANDING ORDER
RELATED TO UNLAWFUL DETAINER
PROCEEDINGS AND JUDGMENTS**

On March 18, 2020, in response to the spread of COVID-19, the Chief Justice of the California Supreme Court determined that the conditions described in section 68115 of the Government Code are met in relation to the operations of the Superior Court of Santa Cruz County. On March 18, 2020, this Court issued a General Order implementing the authority granted to this Court by the Chief Justice and section 68115 of the Government Code.

On March 16, 2020, the County of Santa Cruz issued a sweeping Shelter in Place Order, which confines the movement of Santa Cruz County residents outside of their homes through April 7, 2020. On March 10, 2020, the Santa Cruz County Board of Supervisors declared a State of Emergency based on the COVID-19 epidemic. During the period of the Shelter in Place Order, it is a public health priority for residents to maintain housing in which to remain sheltered.

1 On March 16, 2020 Governor Gavin Newsom issued Executive Order N-28-20
2 suspending various limitations imposed on local governments by Civil Code Section 1940 et
3 seq., or 1954.25 et seq, and suspended the statutory cause of action for judicial foreclosure
4 under Code of Civil Procedure section 725a et seq., the statutory cause of action for unlawful
5 detainer under Code of Civil Procedure section 1161 et seq., and any other statutory cause of
6 action that could be used to evict or eject a residential or commercial tenant after foreclosure, if
7 the conditions resulting in default relate to the circumstances created by the Covid-19 crisis.
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10 During this time period, the Court has, and will continue to have, minimal functional
11 operations, with access prioritized to emergency proceedings, which do not include unlawful
12 detainers.
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14 THEREFORE, THE COURT ORDERS the following with respect to unlawful detainer
15 proceedings initiated in Santa Cruz County and judgments issued by the Santa Cruz County
16 Superior Court, effective March 24, 2020:
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- 18 1. The Clerk's Office will continue to accept filings in unlawful detainer cases. Upon
19 filing, the processing of unlawful detainer cases will be subject to the limitations
20 imposed by this order;
- 21 2. During the period of March 24, 2020 through April 30, 2020, no writ of possession for
22 real property shall be issued in a pending unlawful detainer matter;
- 23 3. Execution of any previously issued writ of possession for real property is hereby
24 stayed for the period of March 24, 2020, through April 30, 2020, and no payment or
25 undertaking for this period shall be owed by any Defendant, consistent with the Court's
26 discretion under Code of Civil Procedure 918;
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- 1 4. No new unlawful detainer trials are to be assigned to trial courts until May 4, 2020.
- 2 5. The dates in this Order may be extended if public safety warrants it.
- 3 6. The Court will consider ex parte applications for relief from any provision of this Order
- 4 when the party applying for relief establishes by sworn declaration that an emergency is
- 5 created if relief is not granted, or to address a claimed public safety issue that would be
- 6 created by application of this Order.
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10 Date: 3/24/2020


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JUDGE OF THE SUPERIOR COURT