

## TENNANT RIGHTS:

- Your landlords primary concern should be that you abide by your rental agreement, pay rent on time, maintain the property, and not create disturbances in the neighborhood.
- The landlord must abide by the rental agreement just like the tenant must abide by the rental agreement.
- A landlord cannot evict you or refuse to rent to you based on your race, color, religion, national origin, sex, marital status, disability, or age.
- If your landlord has grounds to evict you and begins an eviction, they must follow the legal requirements and procedures of a residential eviction.
- If you believe your rights are being violated you can contact Housing Rights Inc. at (1-800-261-2298). They provide counseling, investigations, mediation, and workshops free of charge.

## ANTIOCH POLICE COMMUNITY ACTION TEAM (C.A.T.) (925)779-6946



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## **INTERNET RESOURCES**

- **Contra Costa Superior Courts**  
[www.cc-courts.org](http://www.cc-courts.org)
- **Housing Rights Inc.**  
[www.housingrights.org](http://www.housingrights.org)

## RESIDENTIAL EVICTION

### INFORMATION FOR LANDLORDS AND TENANTS



**City of Antioch  
Police Department  
300 L Street  
Antioch, CA 94509  
(925) 778-2441  
James Hyde  
Chief of Police**

## WHAT IS A RESIDENTIAL EVICTION?

An eviction is a process that a property owner can use to force a tenant to move out of rental property. An eviction is also known as an “unlawful detainer” in court. If a signed rental agreement exists between the property owner and the tenant, then the property owner must abide by the rental agreement unless the tenant does not pay rent on time or the tenant breaks other rules of the agreement. Many times the property owner can resolve these issues informally without going through the legal process. If the issues cannot be resolved, then the property owner can start the legal process, which can result in the property owner obtaining a court order demanding the tenant to vacate the property. The following page includes some resources a property owner can use when dealing with a residential eviction.

## HOW TO START A RESIDENTIAL EVICTION:

- Provide the tenant with a written notice that is specific to what the issues are. (3-day notice to pay or quit, 3-day notice to perform covenants or quit, 3-day notice to quit, 30-day notice to quit, or a 90-day notice to quit). The notice must address how the property owner wants the tenant to fix the issues.
- If the tenant complies with the written notice, then the property owner may not continue with the eviction.
- If the tenant does not comply with the written notice, then the property owner can file an “unlawful detainer” with the Contra Costa County Superior Courts in order to begin the legal process.

## HOW TO START A RESIDENTIAL EVICTION CONTINUED:

- Contra Costa County Superior Court in Pittsburg is where a person owning property in Antioch, would file the “unlawful detainer”. The court house is located at 45 Civic Avenue in Pittsburg. The telephone number to the court house is (925) 427-8159.
- The Superior Courts of Contra Costa County have a website ([www.cc-courts.org](http://www.cc-courts.org)), which provides detailed information on the legal requirements and procedures of a residential eviction.