

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES	
COURTHOUSE ADDRESS	
PLAINTIFF	
DEFENDANT	CASE NUMBER
Unlawful Detainer Settlement Agreement - Online Dispute Resolution (ODR)	DATE AND TIME OF HEARING
	DEPARTMENT

The landlord and tenants in this case agree:

The address of the rental property is (street address, apartment/unit number and city): _____

Tenants _____ will move out of the property on or before this date _____. Landlord will have judgment for possession of the property. Tenants will remove all of their personal items from the property and will leave the property in "broom clean" condition. Any personal items remaining shall be deemed abandoned. Landlord will have the right to dispose of any abandoned personal items.

Tenants _____ will stay in the property. Tenants will keep possession of the property.

Tenants have already moved out of the property. Possession is no longer at issue.

The rental or lease agreement will be terminated.

Tenants will not owe any money to Landlord. Landlord waives and releases for all time all monetary claims that could have been asserted in this case.

_____ will pay _____
Tenants Landlord

\$ _____ Past Due Rent \$ _____ Holdover Damages
Landlord waives and releases for all time any additional monetary claims that could have been asserted in this case.

\$ _____ Attorney Fees Costs of \$ _____ Other Amount \$ _____

_____ will pay _____
Landlord Tenants

Amount \$ _____

Short Title:

Case Number:

We will each pay our own costs and attorney fees. We will not owe each other any money for costs or attorney fees.

Tenants paid a security deposit of \$_____. Landlord will use all this amount \$ _____ of the security deposit as a credit toward the total amount due.

Landlord will return this amount of the security deposit \$ _____ to the tenants on or before this date _____ and/ or

provide an itemized statement specifying repairs or cleanings within 21 days after tenants move out of the property. [Civil Code, section 1950.5]

Landlord has returned all this amount \$ _____ of the security deposit and provided an itemized statement specifying repairs or cleanings within 21 days after tenants moved out of the property.

Landlord will keep (not return) the security deposit.

_____ will pay the total (net) amount of \$ _____ to

Landlord/Tenants

Landlord/Tenants

IN FULL, in one payment, on this date or before this date _____.

IN INSTALLMENT PAYMENTS. The first payment of \$ _____ is due on or before this date _____. After that, payments of \$ _____ will be due on the _____ day of each month until the total agreed amount is paid in FULL.

Payment will be made by Cash; Certified Funds Check; Personal Check; Electronic Transfer; or Other _____ and made payable to _____ at this address _____.

Payment must arrive on the due date or before the due date.

There is a grace period of _____ days. If any payment is more than _____ days late, the remaining amount owed in this agreement will become immediately due and payable in FULL.

Additional terms and conditions: _____

We request that this court record be sealed pursuant to Code of Civil Procedure, section 1161.2(a)(2).

All adults who occupy (live in) the rental property are named as defendants in the summons and complaint. No other adult lives in the rental property or has a right to live there.

This is a settlement agreement. No judgment will be entered now. We agree that the court will dismiss the entire action without prejudice and retain (keep) jurisdiction pursuant to Code of Civil Procedure, section 664.6. This means that either party can come back to court and request enforcement of this agreement.

If the tenants do not move out of the rental property on or before this date _____, a judgment may be entered under this settlement agreement for possession of the property and the unpaid balance, if any.

Short Title: _____	Case Number: _____
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If the tenants landlord does not pay the total agreed amount of \$ _____, a judgment may be entered under this settlement agreement for the unpaid balance.

Date: _____

Print Name

Signature

Plaintiff Defendant Authorized Agent Attorney

Date: _____

Print Name

Signature

Plaintiff Defendant Authorized Agent Attorney

The court has read and considered the Unlawful Detainer Settlement Agreement. **It is so ordered** that this action is dismissed without prejudice. The Court shall retain jurisdiction pursuant to Code of Civil Procedure, 664.4.

Based on the stipulation of the parties, and pursuant to Code of Civil Procedure, section 1161.2(a)(2), the Court further orders that the court file and all court records, electronic or otherwise, of this case are ordered sealed until further order of court and may not be accessed by any person except the parties, counsel of record and the court.

Date _____

Judicial Officer