



SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

News Release

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Superior Court of Los Angeles County Implements Unlawful Detainer Settlement Pilot at Stanley Mosk Courthouse

Pilot Program Introduces Additional Settlement Options and Resources for Eviction Cases

April 7, 2026

On March 16, 2026, the Superior Court of Los Angeles County implemented an Unlawful Detainer Settlement Pilot at the Stanley Mosk Courthouse. The Pilot is designed to expand opportunities for early resolution in limited jurisdiction unlawful detainer (eviction) cases.

The Pilot introduces expanded Mandatory Settlement Conferences (MSC) as part of the unlawful detainer case process, helping parties resolve disputes prior to trial. These conferences are conducted by temporary judges trained by the Court.

Under the Pilot, judicial officers overseeing limited jurisdiction unlawful detainer cases filed at the Stanley Mosk Courthouse on or after March 16, 2026, may order parties to participate in a MSC on the same day as their scheduled hearing, prior to proceeding to trial. During the MSC, parties will meet with a neutral temporary judge who will facilitate discussions and assist in exploring potential resolutions. If a settlement is not reached, the case returns to the judicial officer for trial or resolution.

In connection with the Pilot, the Court has issued [Standing Order 2026-SJ-004-00](#). The Order requires plaintiffs filing limited jurisdiction unlawful detainer actions at the Stanley Mosk Courthouse to serve the Notice Regarding Services (Form SCLAC CIV 313) on all defendants at the time of the service of the complaint, summons, and any other required documents. The notice provides litigants with information about the services provided by the [We Are LA](#) program, sponsored by the Mayor's Fund, which supports participants in the pilot.

"This Pilot reflects the Court's commitment to ensuring that all litigants have meaningful opportunities to resolve their disputes before trial," said Presiding Judge Sergio C. Tapia II. "Through our partnership with the Mayor's Fund of Los Angeles, the Court will provide information on resources, in addition to trained temporary judges to conduct settlement conferences before eviction cases go to trial, promoting fair, timely, and effective outcomes for the parties involved."

Parties seeking assistance or information about eligibility, available services or preparation for a MSC may contact the We Are LA hotline at 213-584-1808. The hotline is available seven days a week, Monday through Saturday from 9 a.m. to 5:30 p.m. and Sunday from 10 a.m. to 5:30 p.m. Additional information is available [here](#).

"We are grateful to Presiding Judge Tapia and the Superior Court of Los Angeles County for implementing this important program," said Conway Collis, President and CEO of the Mayor's Fund for Los Angeles. "Over the last two years, the Mayor's Fund We Are LA homelessness prevention program has increased housing stability for nearly 90,000 households. Mandatory settlement conferences give tenants and landlords an opportunity to reach mutually acceptable resolutions. Our team is standing by our hotline to provide assistance every step of the way."

The Unlawful Detainer Settlement Pilot reflects the Court's ongoing efforts to enhance access to justice and provide additional opportunities for early resolution of disputes in eviction matters.

About the Superior Court of Los Angeles County

The largest trial court in the nation, the Superior Court of Los Angeles County serves a population of almost 10 million in 36 courthouses with a jurisdiction covering over 4,000 square miles that includes 88 cities, 140 unincorporated areas and dozens of law enforcement agencies. The Court is steadfast in its mission to serve our community by providing equal access to justice through the fair, timely and effective resolution of all cases.

For more information on the Court's current programs and services, follow the Court on X ([@LASuperiorCourt](#)), Instagram ([@LASuperiorCourt](#)), Threads ([@LASuperiorCourt](#)), or visit the Court's website, www.LACourt.ca.gov.