

Advocates' Guide for Protecting Tenants' Rights: Advanced Unlawful Detainer Defense 2019

San Francisco, Live Webcast and www.pli.edu, March 6, 2019

Full scholarships and discounts to attend PLI programs are widely available to attorneys working in nonprofit/legal services organizations; pro bono attorneys; government attorneys; judges and judicial law clerks; law professors and law students; senior attorneys (age 65 and over); law librarians and paralegals who work for nonprofit/legal services organizations; unemployed attorneys; and others with financial hardships. **We encourage all eligible attendees to complete and submit a [PLI Scholarship Application](#)**

Why You Should Attend

Attendees of prior unlawful detainer defense trainings including last year's California Eviction Defense 2.0 learned the skills necessary to vigorously defend eviction lawsuits. This year's training builds on those concepts, providing a more in-depth discussion of trial skills as well as fair housing issues and attorneys' fees. We will also discuss the additional protections that apply to subsidized housing tenancies.

What You Will Learn

- Trial skills including evidentiary motions and jury issues
- Legal tools for preserving subsidized housing tenancies
- Fair Housing laws and how to use them to defend unlawful detainers
- How to win attorney fees in eviction cases

Who Should Attend

All attorneys or law students interested in or currently assisting low-income clients with eviction defense would benefit from this program. This training is designed for practitioners with some background in unlawful detainer and housing law, so newer attorneys and law students are encouraged to view [California Eviction Defense: Protecting Low-Income Tenants 2017](#) and [California Eviction Defense 2.0: Beyond the Basics of Protecting Low-Income Tenants 2018](#) which cover unlawful detainer defense basics.

AGENDA

Morning Session:

9:00

Opening Remarks

Madeline S. Howard

9:15

Unlawful Detainer Trials

This session will discuss preparation for trial, strategic considerations for determining when requesting a jury will benefit your client, jury instructions and evidentiary issues including motions in limine and other motions.

Shirley Gibson, Erin Katayama, Lorraine A. López

11:00 Networking Break

11:15

Tenants' Rights in Subsidized Housing: Evictions and Terminations

This session will address the complex rules governing subsidized housing tenancies, focusing specifically on subsidy terminations and evictions from subsidized properties. It will cover tenants' right to due process in subsidized housing terminations, and provide tips for advocacy when program rules are ambiguous.

Lisa Greif, Navneet Grewal, Natalie Minev

12:45 Lunch

Afternoon Session:

1:45

Fair Housing Issues in Unlawful Detainers

This session assumes basic knowledge of fair housing concepts, and will explain how fair housing can be used as an effective defense in unlawful detainers. Attendees will also gain a basic understanding of how to avoid res judicata issues where affirmative litigation is contemplated.

Laurance Lee, Melissa A. Morris, Deepika Sharma

3:15 Networking Break

3:30

Attorney Fees' in Unlawful Detainers

This session provides an overview of the legal basis for claiming fees in unlawful detainer actions, how to preserve the right to request fees through good timekeeping practices, and avenues for obtaining fees where the plaintiff dismisses the case before trial.

Ubaldo Fernandez, Marcos Segura

4:45 Adjourn

Faculty:

Chair:

Madeline S. Howard

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