

# **Advocates' Guide for Protecting Tenants' Rights During a Global Pandemic: Advanced Unlawful Detainer Defense 2021**

## **Live Webcast**

**March 3, 2021**

**9:30 am – 3:15 pm (Pacific Time)**

## **Why You Should Attend**

No one should lose their housing when we have been ordered to shelter in place through this global pandemic, and yet, here we are: the eviction cliff is happening and we need skilled tenant advocates more than ever. There was already a housing crisis before COVID. While we continue to battle this ongoing health emergency, there is renewed public awareness of the structural racism which has led Black people to suffer disproportionately from both COVID and homelessness. Eviction is another way in which our institutions systemically harm communities of color, and zealous advocacy is critical to fighting for racial justice and protecting tenants' rights.

## **What You Will Learn**

This training will provide you with the tools you need to defend tenants from eviction, including navigating remote proceedings and discovery, challenging an unfavorable ruling from the trial court, and how to address discrimination using fair housing laws. Advocates with less experience in unlawful detainers would benefit from first viewing our 2020 training to learn the basics.

## **Who Should Attend**

All attorneys, advocates or law students interested in or currently assisting low-income clients with eviction defense would benefit from this program.

## **AGENDA**

Morning Session:

9:30

### **Opening Remarks**

***Madeline S. Howard***

9:45

### **UD Mechanics Unmuted: Defending Tenants' Rights Over Zoom**

Court hearings held through computer screens. Jurors socially distanced around the courtroom. Depositions over zoom. And how do you personally serve opposing counsel when they are working in their gated apartment building? The pandemic and resultant reliance on technology is exacerbating existing disparities in access to justice, and navigating these challenges on top of the new eviction protections and the already complex and fast paced unlawful detainer litigation landscape is difficult. This training will help.

***Ugochi L. Anaebere-Nicholson, Lauren Holzer, Kristina Rosales***

10:45 Break

11:00

### **Anti-Discrimination Laws in Action: Fair Housing in Eviction Defense**

Eviction disproportionately harms Black and Latinx people and housing laws perpetuate systemic racism. We have fair housing laws on the books, but people of color continue to face eviction at alarming rates. At the same time eviction is more deadly than ever because of COVID. And COVID has also created a whole new set of concerns for people with disabilities. In this session you'll learn about how to use anti-discrimination laws, including our new source of income protection, to protect tenants' rights.

***Scott Chang, Lucia Choi, Nisha Vyas***

12:00 Lunch

Afternoon Session:

1:00

**COVID Eviction Defense – Making Sense of the Madness**

It's been hard to keep up. Many local governments stepped up to protect tenants early in 2020, then AB 3088 and the CDC eviction moratorium created a mess of declarations and contradictory timelines in the fall of 2020. While policymakers stated an intention to protect tenants, the laws have been so complicated that many people lost their housing during shelter in place. Tenants who managed to keep their housing still face consumer debt. Where does that leave us, and what protections remain in place? We'll find out in January... and share with you in March.

***Nazanin Salehi, Amy Tannenbaum, Michael Trujillo, Jackie Zeneri***

2:00 Break

2:15

**Writs and Appeals in Unlawful Detainers**

With the rapidly changing legal landscape, it is more important than ever to be comfortable challenging trial court decisions that do not comply with the law. This session will walk through the procedural steps needed to seek review of unfavorable rulings in unlawful detainers, and keep your client housed in the meantime.

***Alex Prieto, Kate Wardrip***

3:15 Adjourn

**Faculty:**

**Chair:**

**Madeline S. Howard**

Senior Attorney  
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**Senior Pro Bono Program Attorney: Christina Thompson**