



SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

News Release

PublicInfo@lacourt.org

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

March 20, 2026

Beginning March 16, 2026, the Superior Court of Los Angeles County will implement an Unlawful Detainer Settlement Pilot at the Stanley Mosk Courthouse to expand opportunities for early resolution in limited jurisdiction unlawful detainer (eviction) cases. Some general tips:

The Pilot expands Mandatory Settlement Conferences (MSC) as part of the unlawful detainer case process designed to assist parties in resolving disputes prior to trial. Temporary judges, trained by the Court and funded by the Mayor's Fund for Los Angeles, will preside over MSCs conducted as part of the program.

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

Under the Pilot, judicial officers overseeing limited jurisdiction unlawful detainer matters filed at the Stanley Mosk Courthouse on or after March 16, 2026, may order parties to participate in a MSC on the day of the scheduled hearing before the case proceeds to trial. The MSC provides an opportunity for the parties to meet with a neutral temporary judge who will facilitate discussions and assist the parties in exploring potential resolution of the dispute. If the parties to the case are unable to settle the case during the settlement conference, the case returns to the judicial officer for resolution.

In connection with the Pilot, the Court has issued [Standing Order 2026-SJ-004-00](#) requiring 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 the complaint, summons and any other required documents are served. The notice informs litigants of services provided by the [We Are LA](#) program, also sponsored by the Mayor's Fund, which are available through the pilot.

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](#).

The Unlawful Detainer Settlement Pilot reflects the Court's continued efforts to improve 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.