



**SANTA BARBARA COUNTY SUPERIOR COURT  
NORTH COUNTY DIVISION**

**STANDING ORDER ON UNLAWFUL DETAINER EVICTIONS DURING COVID-19  
BY JUDICIAL OFFICERS JAMES F. RIGALI, JUDGE, DEPARTMENT SM 2, AND  
STEPHEN FOLEY, COMMISSIONER, DEPARTMENT LM 2**

**TO: ALL NAMED PLAINTIFFS AND DEFENDANTS IN PENDING UNLAWFUL DETAINER  
ACTIONS FILED MARCH 1, 2020 OR LATER, IN THE NORTHERN SANTA BARBARA COUNTY**

- A. This court acknowledges that due to the COVID-19 pandemic, there are various emergency rules in place that have effectively slowed the unlawful detainer eviction process, likely at least until the Governor's shelter in place order is lifted, or until the Santa Barbara County local health emergency proclamation is terminated, whichever is earlier. These various emergency rules include, but are not limited to the Governor's Executive Order, the Judicial Council temporary emergency court rules and the local eviction moratoriums passed by the County of Santa Barbara, City of Santa Maria, City of Goleta, City of Lompoc, City of Solvang and City of Santa Barbara. The rules and regulations during the pandemic may be changing frequently and are weaved in a multipart fashion.
- B. The court further acknowledges that the Judicial Council granted the court's request to declare the dates from March 17, 2020 to May 23, 2020, inclusive, be deemed holidays for purposes of computing time for filing papers with the court under Code of Civil Procedure sections 12 and 12a as the COVID-19 pandemic emergency conditions substantially interfere with the public's ability to file papers in a court facility on those dates. Moreover, pursuant to Judicial Council Emergency Rule 1 effective April 6, 2020, the Court may not issue a summons on a complaint for unlawful detainer actions unless the court finds, in its discretion and on the record, that the action is necessary to protect public health and safety. In addition, if a defendant has already appeared in the action, the court may not set a trial date earlier than 60 days after the request for trial is made unless the court finds that an earlier trial date is necessary to protect public health and safety. Furthermore, any trial date set in an unlawful detainer proceeding as of April 6, 2020 must be continued at least 60 days from the initial date of trial.
- C. There is no COVID-19 emergency rule that relieves a tenant, or a homeowner from their obligation to pay rent or mortgage. Rents and mortgages have NOT been waived and the contractual obligations between landlords and tenants remain in place, subject to findings at trial. Any landlord, renter or homeowner who has been impacted by COVID-19 are strongly encouraged to seek legal assistance from an experienced eviction attorney at your earliest possible moment.
- D. The Court acknowledges that there is valuable information on COVID-19 and Evictions located on the Legal Aid Foundation of Santa Barbara County website. [www.lafsb.org](http://www.lafsb.org)

**THEREFORE, GOOD CAUSE APPEARING,**

1. By this standing order herein, the Northern Santa Barbara County Superior Civil Clerk's office is required to provide a copy of this order to each Plaintiff, or their counsel of record, in a pending unlawful detainer action filed in this particular court as of March 1, 2020;
2. By further order, each Plaintiff, MUST, **within 7 days of the date of service of this order**, provide a copy of this order, via United States First Class Mail, to each named defendant in their action, whether or not a Summons has been issued, and whether or not the defendant has been served with the Summons or Complaint, and whether or not a Request to Set for Trial has been made. Failure to do so may result in the imposition of sanctions pursuant to CRC 2.30; Code of Civil Procedure sections 128.5-128.7; 177.5; 575.2;
3. Accordingly, if you have received this document, it appears by an unlawful detainer filing in Northern Santa Barbara Superior Court that you may have been impacted with time constraints during the COVID-19 pandemic. If you are a defendant who has been served with a summons, and not yet responded, this order does not relieve you of your obligation to timely file a written response to the Summons and Complaint with this court;
4. **By further order, in the spirit of judicial economy, that the Plaintiff(s) in the action immediately reach out via email to this Court's Shriver Housing Settlement Master, Richard Corbo, Esq. at [rcorbo@sbcourts.org](mailto:rcorbo@sbcourts.org), with courtesy copy of said email to defendants via email or US Mail, to discuss setting up a date and time for an early voluntary settlement conference in their eviction action.** The landlords and the tenants might be able to reach a solution before the necessity of filing of an Answer or other responsive pleading to the Complaint. With ZOOM video conferencing, Mr. Corbo will be able to place the parties into separate virtual video conference rooms to chat with them privately and then bring them back to one virtual video room. He will also have the ability to have the parties exchange signatures via email on settlement agreements via a software program called "SignNow".
5. It is further ordered that the Shriver Housing Settlement Master, Richard Corbo, Esq., be available to be contacted by the parties at his email of [rcorbo@sbcourts.org](mailto:rcorbo@sbcourts.org) to allow early voluntary settlement conferences to be conducted via zoom videoconference at his earliest possible date.
6. If a solution is reached at one of those settlement conferences, for it to be judicially enforceable under Code of Civil Procedure Section 664.6 as to any defendant who has not yet been summoned or appeared, the plaintiff must ensure that the settlement documents submitted to the court must include **each** defendant's first appearance fee or their fee waiver application(s) and proposed fee waiver order(s).

**IT IS SO ORDERED**

**Dated:** 06/12/2020

  
James F. Rigali  
JUDGE OF THE SUPERIOR COURT

  
Stephen Foley  
SUPERIOR COURT COMMISSIONER